

Norbury, 159 Market Street | Broadley



ENJOY THE PICTURESQUE COUNTRYSIDE VIEWS FROM YOUR DINING ROOM



Your family and friends will love this extensive 3 bedroomed detached character property, which is set in one third of an acre of well stocked gardens. Relax on the patio with a barbeque and you will fully appreciate this stunning setting stretching beyond the garden and nearby bowling green, into the woodland valley and to farmland hills

**IN NEED OF A DEGREE OF UPGRADING AND MODERNISATION
SUPERB POTENTIAL - VACANT POSSESSION AVAILABLE
OFFERS INVITED IN THE REGION OF : £249,995**

To view this property contact:

122 Yorkshire Street - Rochdale - OL16 1LA. T:01706 65 32 14. www.barton-kendal.co.uk - sales@barton-kendal.co.uk



THE ACCOMMODATION COMPRISES:

(Measurements are approximate to the nearest 0.1m and for guidance only and they should not be relied upon for the fitting of carpets or the placement of furniture). No checks have been made on any fixtures and fittings or services where connected (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property).

Ground Floor

Recessed PORCH

Arched opening, tiled floor

HALLWAY

Solid wood staircase to first floor, covings to ceiling, characteristic plate racks

Front LOUNGE - 3.8 x 3.5 metres (12'5" x 11'5") (excluding bay)

Feature Regency style fire surround set on marble plinth, large bay to front with original stained leaded windows, decorative ceiling with covings

Rear DINING ROOM with stunning SUN LOUNGE - 6.0 x 3.4 metres (19'8" x 11'1")

A truly spectacular dining room with large bay window providing a postcard setting with stunning views over the rear garden, bowling green, and woodland valley. A substantial original oak fireplace with marble hearth and back, decorative panelled ceiling with plate rack, stained glass lead window to the side of the property

KITCHEN - 3.5 x 2.5 metres (11'5" x 8'2") (into bay)

Single drainer stainless steel sink unit, range of wall and base units, built in hob and extractor hood, access to cellar, stunning views to the rear of the property





Basement

CELLAR ROOM ONE - 2.4 x 7.8 metres (7'10" x 25'7")

Central heating boiler, ideal for use as workshop - could be converted into playroom

CELLAR ROOM TWO - 3.9 x 3.4 metres (12'9" x 11'1")

CELLAR ROOM THREE - 4.4 x 3.4 metres (14'5" x 11'1") (ideal for storage)

First Floor

LANDING

Stained glass leaded window, covings to ceiling

MASTER BEDROOM -

Range of fitted wardrobes and bedroom furniture, covings to ceiling, spectacular views to the rear

BEDROOM TWO - 3.7 x 3.7 metres (12'1" x 12'1") (maximum)

Range of fitted wardrobes, bay window

BEDROOM THREE - 3.9 x 3.3 metres (12'9" x 10'9")

Airing cupboard with storage cupboard above, spectacular views to the rear

BATHROOM - 2.1 x 1.7 metres (6'10" x 5'6")

Panelled bath with shower above, pedestal wash hand basin, tiled walls

Separate WC

Low level wc



Externally

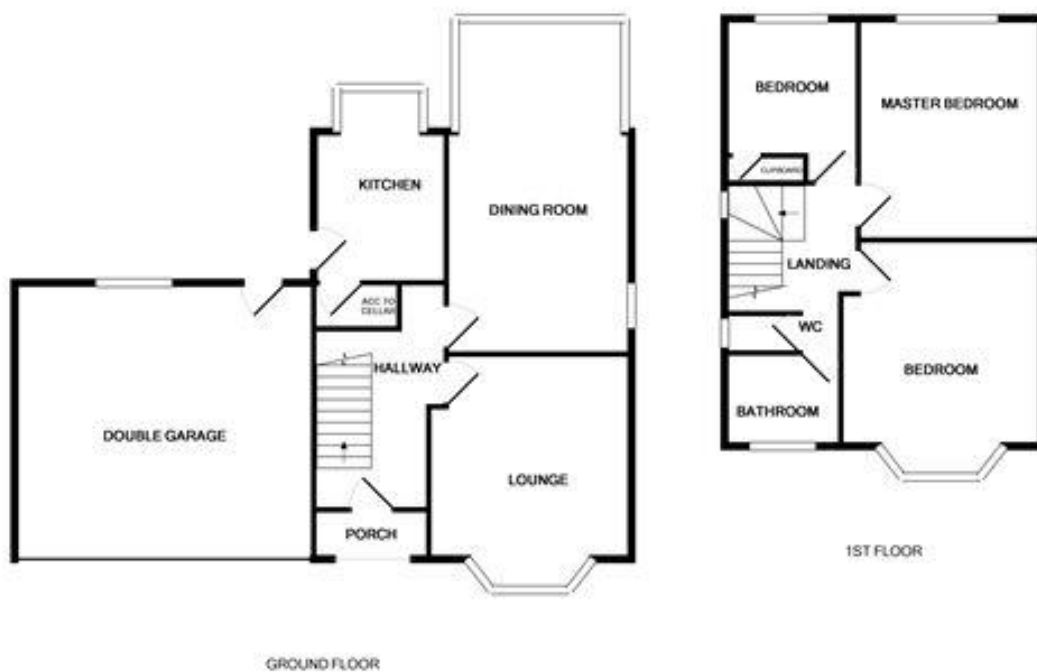
There is a large front driveway providing off street parking and leading to an attached **DOUBLE GARAGE** with built in twin doors, one being remote control operated. To the rear there is a spectacular rear garden area with elevated flagged patio, enjoying stunning panoramic views down into Healey Dell with the River Spodden beyond.

VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS BARTON KENDAL

LOCATION

This superb property is situated in a spectacular, picturesque location, yet conveniently positioned for access to all the usual local amenities.

Proceed out of Rochdale along Whitworth Road into Market Street, and shortly after The Birches Public House, Norbury can be found on the left hand side visible by our prominent agency board.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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