



Ellenshaw Close
Rochdale OL12 7GP
ASKING PRICE £395,000

ADAMSOMS BARTON KENDAL are delighted to present this beautifully maintained detached family home, located on the sought-after Caldershaw Estate in the highly desirable area of Norden. The property occupies a generous plot and benefits from a driveway, single garage, and gardens to both the front and rear.

Ideally positioned, the home is just a stone's throw from local schools, restaurants and everyday amenities, while also being within a short walk of picturesque countryside walks. This makes it a perfect setting for families seeking both convenience and a peaceful lifestyle.

The property has been lovingly cared for by the current owners and offers a warm and homely feel throughout. The cosy lounge flows nicely into the dining room, creating a comfortable space for family living. To the rear is a real highlight of the home — a large conservatory, originally built in 2006, which provides an abundance of natural light and generous space for entertaining or relaxing.

This versatile room could also be used as an additional sitting area or a family playroom and is accessed via sliding doors.

A Guardian Warm Roof was fitted in 2017 and comes with a 10-year guarantee.

The fitted kitchen includes an oven, hob and extractor fan, along with space for a fridge freezer. A handy breakfast bar provides informal dining space, and there is the added benefit of a separate utility room. Practical improvements include a full replacement of the roof line in 2021, incorporating soffits, fascias, guttering and downspouts, along with composite front and rear doors fitted the same year, both with 10-year guarantees.

Upstairs, the property offers four bedrooms. The generous master bedroom features fitted wardrobes, ample storage and an en suite comprising a standing shower, toilet and sink. There are two further double bedrooms (one with fitted wardrobes), along with a fourth bedroom currently used as a home office, ideal for those working from home or easily adaptable as a nursery or dressing room. The family bathroom includes a bath with overhead shower, toilet and sink unit.

Externally, the rear garden is well proportioned and secure, with fenced boundaries to all three sides. A patio area is accessed directly from the conservatory, providing an ideal space for outdoor dining, alongside a lawned area perfect for children or pets.

This property presents an excellent opportunity for growing or up-sizing families seeking a spacious home in a prime location. Early viewing is highly recommended.

Ellenshaw Close, Rochdale OL12 7GP

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).

Accommodation

LOUNGE - 4.58 x 3.44 metres

DINING ROOM - 3.01 x 3.44 metres

CONSERVATORY - 3.59 x 5.22 metres

KITCHEN - 3.01 x 4.56 metres

UTILITY ROOM - 1.59 x 1.91 mts

HALLWAY - 4.58 x 1.87 metres

CLOAKROOM

GARAGE - 4.68 x 2.59 metres



Ellenshaw Close, Rochdale OL12 7GP



Ellenshaw Close, Rochdale OL12 7GP

Accommodation

First Floor

LANDING - 3.07 x 3.60 metres

MASTER BEDROOM - 4.93 x 5.40 metres

EN-SUITE - 1.97 x 2.59 metres

BEDROOM TWO - 3.69 x 3.00 metres

BEDROOM THREE - 2.66 x 2.30 metres

BEDROOM FOUR - 2.66 x 2.59 metres

BATHROOM - 1.83 x 2.59 metres



Ellenshaw Close, Rochdale OL12 7GP



Ellenshaw Close, Rochdale OL12 7GP



- DETACHED FAMILY HOME ON THE CALDERSHAW ESTATE
-
- GENEROUS PLOT WITH DRIVEWAY AND SINGLE GARAGE
-
- LARGE REAR CONSERVATORY
-
- GENEROUS MASTER BEDROOM WITH FITTED WARDROBES AND EN-SUITE
-
- COMPOSITE FRONT & REAR DOORS (10 YEAR GUARANTEE)
-
- ENCLOSED REAR GARDEN WITH LAWN AND PATIO
-
- EXCELLENT LOCATION - CLOSE TO SCHOOLS, COUNTRYSIDE WALKS AND RESTAURANTS
-
- IDEAL OPPORTUNITY FOR FAMILY LOOKING TO UP-SIZE

Tenure

Leasehold

Council Tax Band

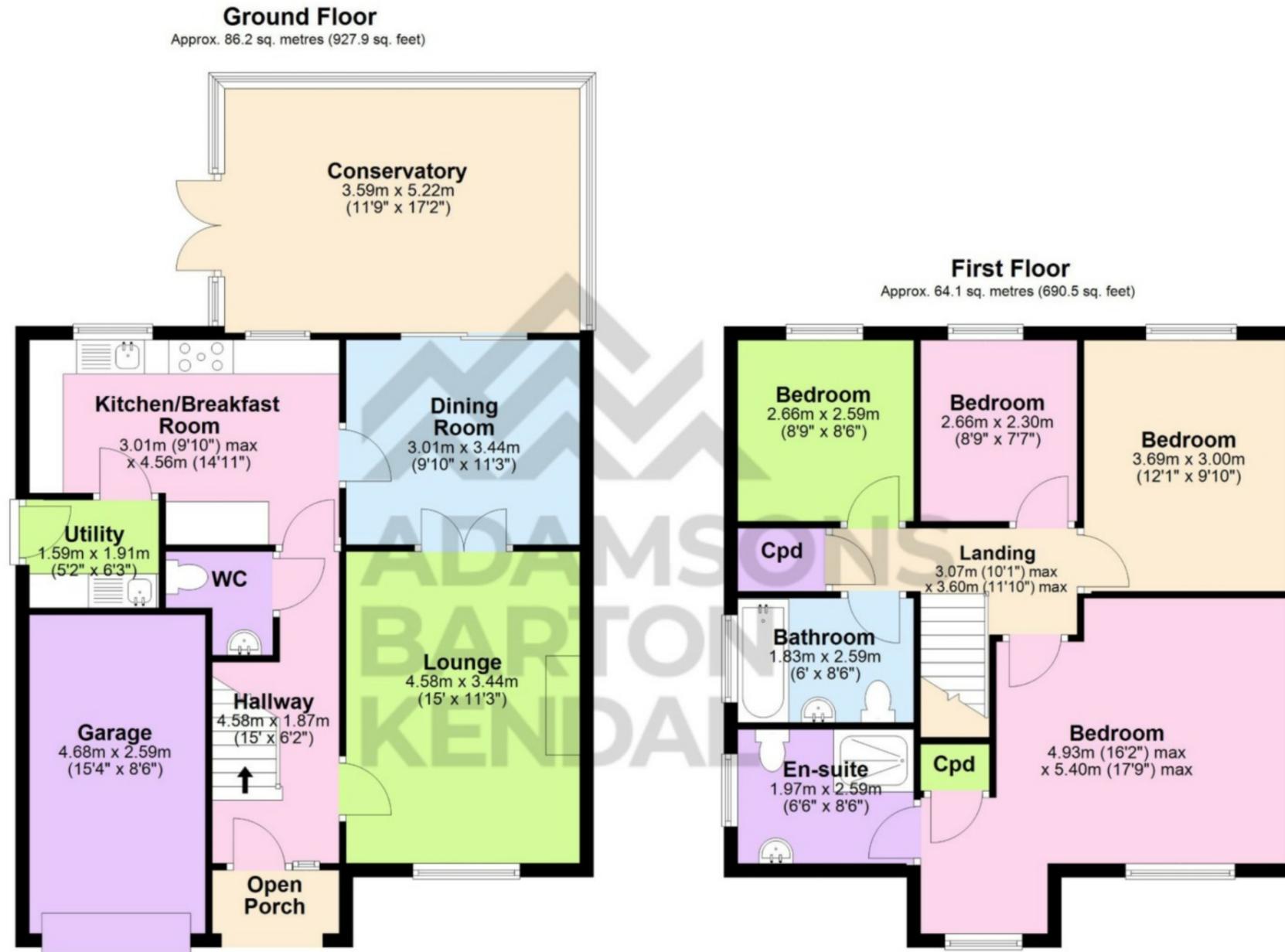
E

Energy Performance Rating

C

Ellenshaw Close, Rochdale OL12 7GP

VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS ADAMSONS BARTON KENDAL



Total area: approx. 150.3 sq. metres (1618.3 sq. feet)

Disclaimer - Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, this plan is for illustrative purposes only and should only be used as such by any prospective purchaser.
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart

w - abkproperty.co.uk e - sales@abkproperty.co.uk

Adamsons Barton Kendal for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Adamsons Barton Kendal has any authority to make or give any representations or warranty in relation to this property.

Due to a change in the legislation as from 1st March 2004 we are required to check your identification. This is a legal requirement and applies to all Estate Agents: (i) proceeding to market any property; and (ii) should you make an offer on one of our properties and this offer becomes acceptable, before we can instruct Solicitors to proceed with the transaction. Suitable identification can be: Current signed Passport; New style Driving Licence with photograph; Inland Revenue Tax notification