

# Nordale Park Rochdale OL12 7RS



**Barton Kendal** are delighted to offer for sale this three bedroom detached family home situated on a desirable and highly sought after cul-de-sac in Norden. The property has been lovingly maintained over a number of years by its previous owner, and with over 1400 square foot of living space, is an purchase for a growing family. The ground floor comprises a spacious entrance hall with immediate access to the first floor, downstairs WC, spacious lounge, large kitchen diner, formal dining room and conservatory. To the first floor, there are three good sized double bedrooms as well as a stunning and recently fitted three piece shower room. There are wonderful gardens with well stocked borders to both the front and rear, and a private driveway leads to a single garage offering off street parking for numerous vehicles.

**VIEWING STRONGLY RECOMMENDED - NO CHAIN**

**REDUCED TO OFFERS IN THE REGION OF £339,950**

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## **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**

Entrance Hallway - 3.38m x 2.75m max (11'1" x 9')

A spacious hallway allowing access to all areas of the ground floor living space, along with stair access to the first floor, neutral decor with solid wood flooring throughout.

Downstairs WC

Two piece downstairs WC comprising low level WC and vanity sink unit.

Lounge - 3.85m x 5.12m (12'8" x 16'9")

Large lounge area with feature fireplace, neutral decor and carpeted throughout. A large window allows lots of natural light.

Breakfast Kitchen - 5.18m x 3.27m (17' x 10'9")

Spacious fitted kitchen comprising a range of wall base units with laminate flooring throughout. Ample space for informal dining area.

Dining Room - 4.20m x 2.75m (13'9" x 9')

Formal dining room with carpet and neutral decor throughout - option to be utilised as a second lounge area, with access to the rear conservatory.

Conservatory - 3.13m x 3.02m (10'3" x 9'11")

Wood veneer flooring throughout and access to the rear garden.

Garage - 4.21m x 2.68m (13'10" x 8'9")

### **First Floor**

Landing - 1.99m x 2.73m (6'6" x 8'11")

Bedroom One - 3.95m x 4.09m (12'11" x 13'5")

Double bedroom with carpet, fitted wardrobes and views to the rear.

Bedroom Two - 3.85m x 4.26m (12'8" x 14')

Second double bedroom with carpet and fitted wardrobes.

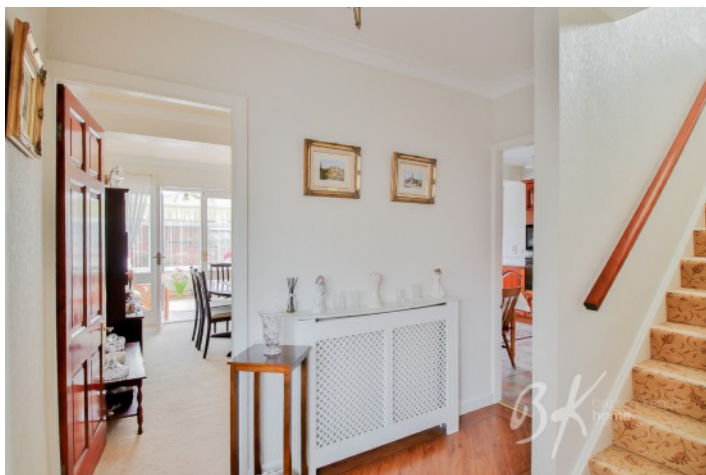
Bedroom Three - 2.58m x 2.73m (8'6" x 8'11")

Third double bedroom with neutral decor and carpeted throughout.

Shower Room - 1.73m x 2.73m (5'8" x 8'11")

A modern three piece shower room comprising low level WC, walk-in shower cubicle and vanity sink unit.





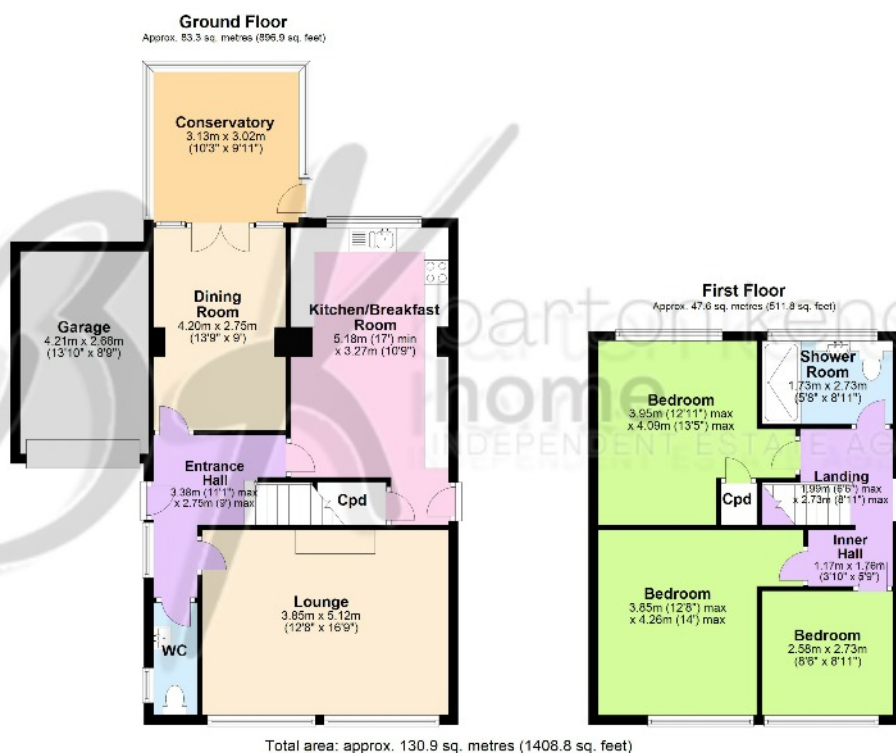
## Externally

The property boasts mature gardens with well stocked borders to both the front and rear. A private driveway for numerous vehicles leads to a single garage offering good storage space. Local amenities including well regarded schools and shops are all within close proximity whilst the property is situated on the edge of stunning countryside extending up to Greenbooth reservoir and beyond.

## Council Tax Band

We are advised that the property is assessed in Council Tax Band D

## VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS BARTON KENDAL



Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	87 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Disclaimer - Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, this plan is for illustrative purposes only and should not be used as such by any prospective purchaser.  
Plan produced using PlanUp.



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