



Clay Lane  
Norden, Rochdale OL11 5RH  
OFFERS INVITED IN THE REGION OF £440,000



**Adamsons Barton Kendal** are delighted to present this beautifully presented three-bedroom detached family home, located in the very popular and sought-after village of Norden. Occupying an exceptionally large plot with a wonderful open outlook, the property enjoys generous gardens to the front, side and rear, along with a substantial driveway providing ample off-street parking and access to a spacious single garage. The size of the plot is a real standout feature, offering excellent potential to extend (subject to the relevant consents) for families seeking even more living space, while also providing a superb outdoor environment ideal for children and entertaining.

Positioned in a fantastic village setting, the property is perfectly placed for family living, within a short distance of highly regarded schools including Bamford Academy and Whittaker Moss. It also benefits from being on a popular bus route and close to well-loved local restaurants and bars such as Stocco, making this a highly convenient yet peaceful location. The combination of the generous plot, attractive outlook and prime position within this desirable village makes this home particularly appealing.

Internally, the property is beautifully maintained throughout and begins with a spacious entrance hall leading into a large, bright lounge with patio doors opening directly onto the rear garden, allowing plenty of natural light and a seamless connection to the outdoor space. The modern kitchen is well appointed with fitted appliances including an oven, microwave, hob, extractor fan and fridge freezer, and opens into a convenient breakfast room. In addition, there is a separate dining room, which could easily be utilised as a study or fourth bedroom if required. The ground floor also benefits from a handy utility room and a downstairs WC.

To the first floor, there are two generous double bedrooms, both with fitted wardrobes, along with a further well-proportioned single bedroom. The family bathroom is modern and stylish, featuring a separate bath and walk-in shower, complemented by a separate WC. Overall, this is a superb family home offering ample internal and external space, set on an impressive plot in a highly desirable village location, making it an ideal choice for families looking for space, convenience and a wonderful place to call home.

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## ACCOMMODATION

(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 HALL

VANITY ROOM

LOUNGE - 5.64 x 3.45 metres

DINING ROOM - 4.42 x 2.83 metres

BREAKFAST ROOM - 2.08 x 2.83 metres

KITCHEN - 5.14 x 2.77 metres

UTILITY ROOM - 1.25 x 2.47 metres



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### First Floor

LANDING

BEDROOM ONE - 3.46 x 3.45 metres

BEDROOM TWO - 3.74 x 2.83 metres

BEDROOM THREE - 2.08 x 3.45 metres

BATHROOM - 1.80 x 2.83 metres

Separate WC

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**Tenure**

TBC

**Council Tax Band**

E

**Energy Performance Rating**

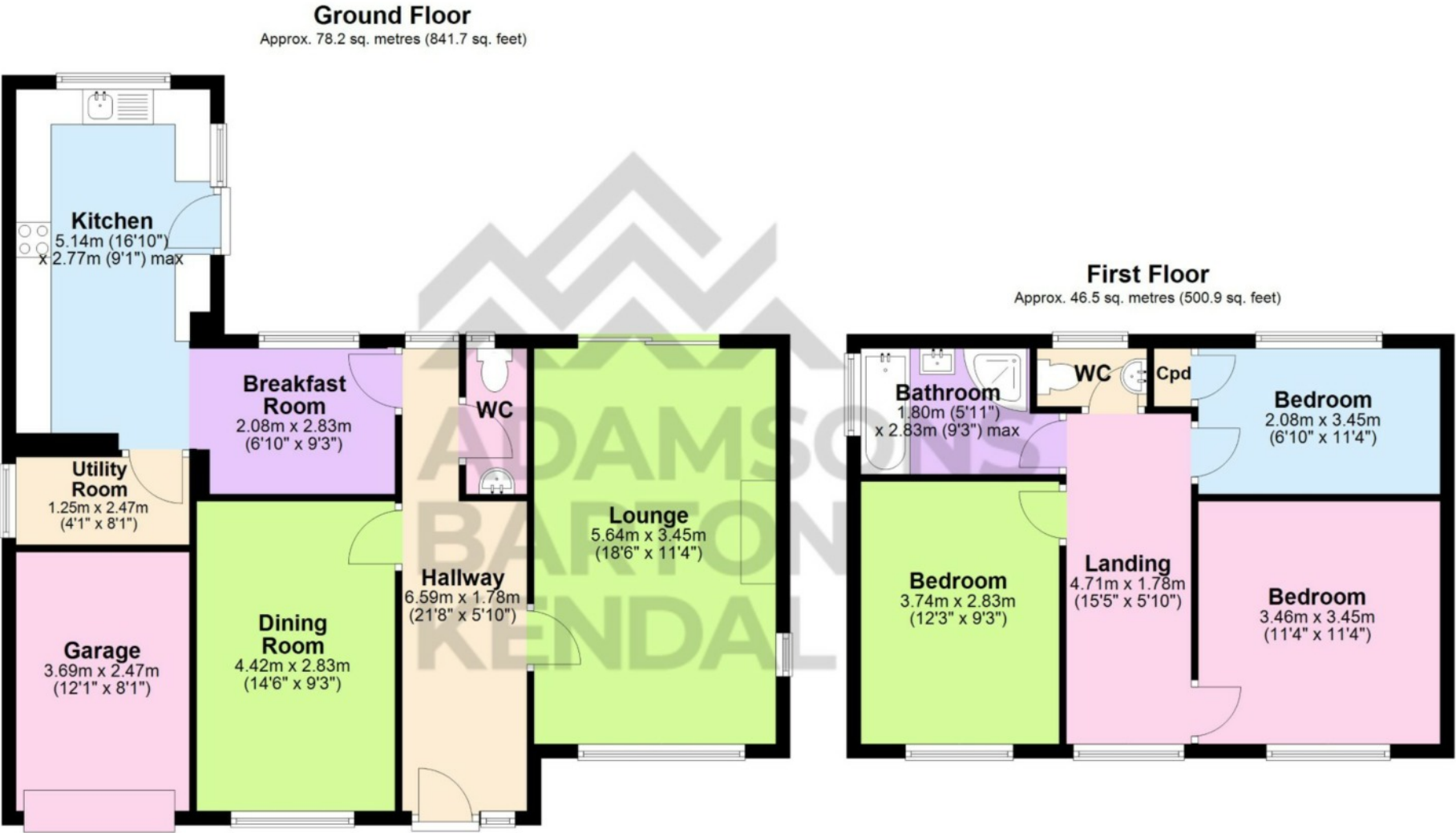
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VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS  
ADAMSONS BARTON KENDAL



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		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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