



**Moor View Close  
Norden, Rochdale OL12 7SY  
ASKING PRICE £400,000**

## A WELL PRESENTED 3 BEDROOM DETACHED HOUSE, SITUATED IN THE HEART OF NORDEN VILLAGE, WITH AN ADAPTED LAYOUT INCLUDING TWO EN-SUITE BATHROOMS - THE PROPERTY, FORMERLY A 4 BEDROOMED HOUSE, OFFERS SPACIOUS FAMILY ACCOMMODATION AS WELL AS WONDERFUL OUTDOOR SPACE

The subject property, situated on a quiet cul-de-sac in the heart of Norden village, is a wonderful 3 bedroom detached family house which has been well appointed to a high standard throughout. Briefly comprising a spacious entrance hallway, WC, lounge, open plan kitchen/diner with high spec integrated appliances, utility room and conservatory. To the first floor, the property has been well adapted to provide three double bedrooms, two en-suites and a further family bathroom. Externally, the property boasts good outdoor space which backs on to open fields. Norden village is within easy reach providing amenities such as schools, shops, pubs and restaurants. Countryside walks extending up to Greenbooth Reservoir and beyond are all on your doorstep.

### VIEWING STRONGLY RECOMMENDED TO APPRECIATE THE CALIBRE OF THE ACCOMMODATION ON OFFER

#### 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

##### Hallway

##### Living Room - 4.20 x 3.10 metres (13'9" x 10'2")

A light and well proportioned main reception room with neutral décor, covings to ceilings

##### Kitchen/ Dining Room - 8.20 x 2.60 metres (26'11" x 8'6")

An impressive open plan kitchen/diner comprising a range of wall and base units with complementary work surfaces and high spec integrated appliances including double oven, microwave and induction hob, tiled flooring, access to utility room and conservatory. There is space and plumbing for a large American style fridge freezer, along with adequate space for a washing machine.

##### Conservatory - 3.30 x 2.30 metres (10'9" x 7'6")

A large modern conservatory with solid pitched roof and laminate flooring throughout, access to the rear garden.

##### Utility Room - 2.60 x 2.60 metres (8'6" x 8'6")

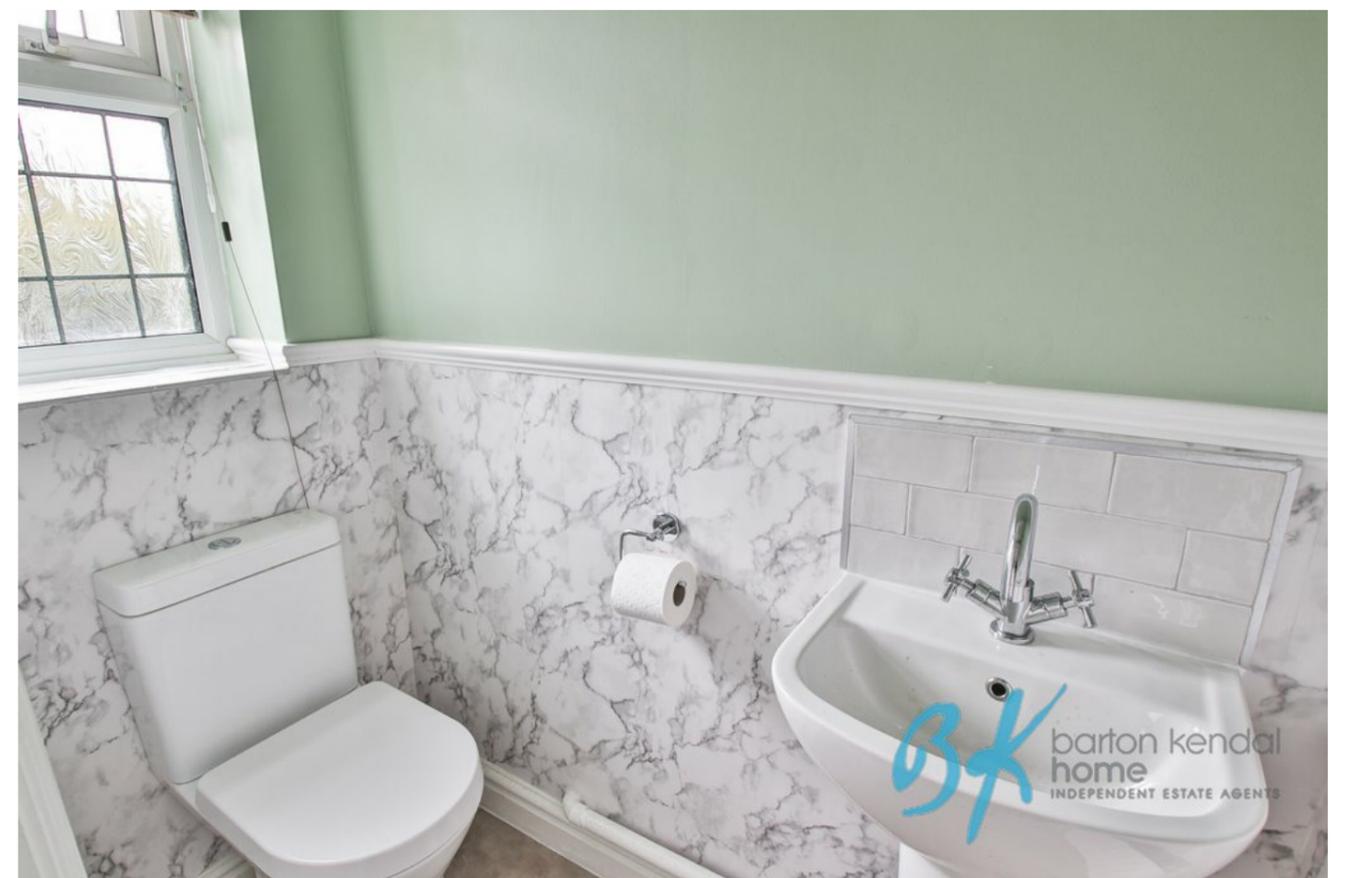
A partial conversion of the garage allows for a spacious utility room providing additional storage space and external access to the side of the property.



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## First Floor

### Landing

#### **Master Bedroom** - 3.00 x 2.90 metres (9'10" x 9'6")

A spacious master bedroom with fitted wardrobes

#### **En-Suite** - 2.10 x 1.70 metres (6'10" x 5'6")

A spacious and recently renovated en-suite to the master bedroom comprising a low level wc, vanity sink unit and walk in shower with blue feature tiles to the walls.

#### **Bedroom 2** - 5.30 x 2.70 metres (17'4" x 8'10")

Previously two bedrooms, this second large double bedroom has been opened up to incorporate a play area - neutral décor and carpeted

#### **En-Suite** - 2.20 x 1.20 metres (7'2" x 3'11")

Matching three piece suite to the second bedroom comprising low level wc, pedestal sink and shower cubicle.

#### **Bedroom 3** - 3.40 x 3.00 metres (11'1" x 9'10")

Another good sized third double bedroom with fixed shelving, overlooking the rear of the property

### **Bathroom Family**

A modern three piece suite comprising panelled bath with shower above, pedestal wash hand basin, low level, tiled walls

#### **Garage/Store** - 2.60 x 2.10 metres (8'6" x 6'10")

## External

There is a front driveway, leading to the former garage/storage area and well maintained gardens to front and rear.





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## Council Tax Band

We have been advised that the property is in Council Tax Band E

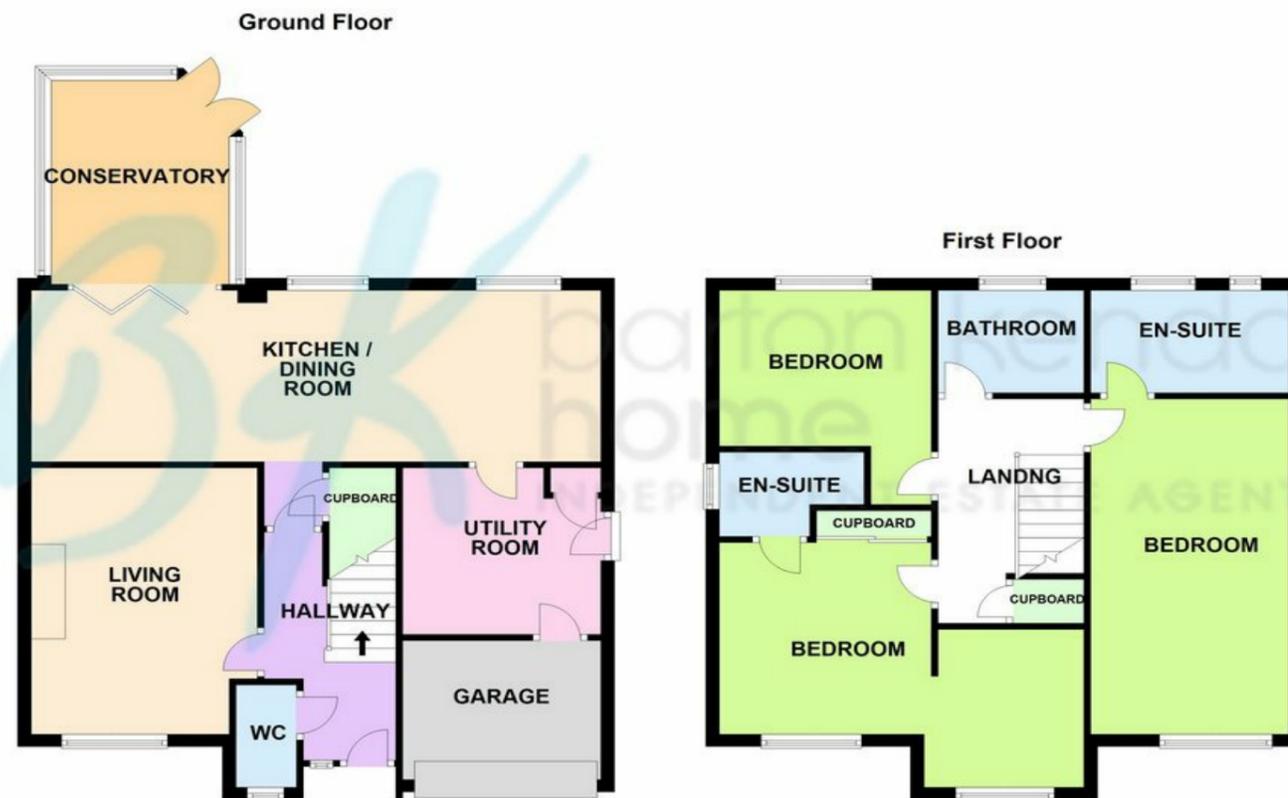
## Energy Performance Certificate

Energy Rating D

# VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS BARTON KENDAL

## LOCATION

This wonderful family home is situated in a popular residential area, convenient for all the usual local amenities.



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	61	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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