

Bagnall Close
Norden, Rochdale OL12 7SH



A STUNNING 4 BEDROOM DETACHED FAMILY HOME LOCATED IN THE
POPULAR RESIDENTIAL AREA OF NORDEN, BOASTING QUALITY FIXTURES
AND FITTINGS THROUGHOUT



This fabulous 4 bedroomed detached house is located in a desirable cul de sac position, providing extensive family accommodation with the ground floor set out in an open plan layout of living room leading to a deluxe modern kitchen/dining room. To the first floor the property has 3 double bedrooms and an additional single, fitted bathroom suite and an open plan en suite from master bedroom. The property utilises quality fixtures and fittings, is beautifully presented throughout and is situated in one of the premier locations in Norden, close to all the usual amenities in Norden Village.

VIEWING HIGHLY RECOMMENDED
OFFERED TO THE MARKET WITH NO CHAIN

OFFERS INVITED IN EXCESS OF £375,000

Head Office - 122 Yorkshire Street
ROCHDALE
Lancashire
OL16 1LA
Tel : (01706) 653214

Middleton Office – 13 Long Street
Middleton
M24 6TE
Tel : (0161) 643 0777



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 Hall

Living Room - 4.66 x 3.60 metres

A well presented main open plan reception room with wall mounted gas feature fire, neutral décor and Karndeen flooring

Kitchen/Diner - 8.345 x 3.209 metres

A stunning open plan kitchen/dining room with a range of modern wall and base units with complementary work surfaces, integrated NEFF induction hob, Integrated NEFF Microwave and single Oven, Bosch dishwasher and integrated fridge. Patio doors leading to rear garden, neutral décor and karndeen flooring

Cloakroom - 1.751 x 0.934 metres

Vanity wash hand basin, low level w.c, tasteful décor, karndeen flooring

Garage - 3.949 x 2.574





First Floor

Landing

Master Bedroom - 4.048 x 3.783 metres

A double bedroom with neutral décor, laminate flooring and built in wardrobes

En Suite - 1.723 x 1.667 metres

Walk-in shower cubicle, vanity hand wash basin, low level w.c

Bedroom 2 - 3.425 x 3.268 metres

A second double bedroom with tasteful décor and views over rear garden

Bedroom 3 - 3.784 x 2.557 metres

A double bedroom with storage cupboard, box window

Bedroom 4 - 3.740 x 2.644 metres

A single bedroom, currently used as an office, views over the rear garden

Bathroom - 2.042 x 1.949 metres

A 3 piece family bathroom suite comprising of panelled bath with overhead electric shower, pedestal hand wash basin, low level w.c, matching suite in white, fully tiled walls and vinyl flooring

Externally

To the front of the property there is a driveway with parking for numerous vehicles and a beautiful well planted flowerbed. To the rear there is a well maintained garden with patio area and well stocked borders



Council Tax Band

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

VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS BARTON KENDAL

LOCATION

This wonderful property is situated in a popular residential area, conveniently positioned for access to all the usual local amenities.



W: www.barton-kendal.co.uk E: sales@barton-kendal.co.uk

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 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