



24 Redfearn Wood

Norden | OL12 7GA



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## Overview

- Semi-Detached House
- Three Bedrooms
- Superb Conservatory
- Fitted Dining Kitchen
- Brand New Bathroom
- Spacious Rear Garden
- Sought-After Development
- Not Overlooked
- Corner Plot
- Close To Norden Village



## Three Bedroom Semi-Detached House Close To Norden Village

Situated on a highly sought-after development, this semi-detached house is located within walking distance of Norden village amenities, Norden cricket club and good local schools whilst having easy access to Rochdale/Bury town centres and the motorway network.



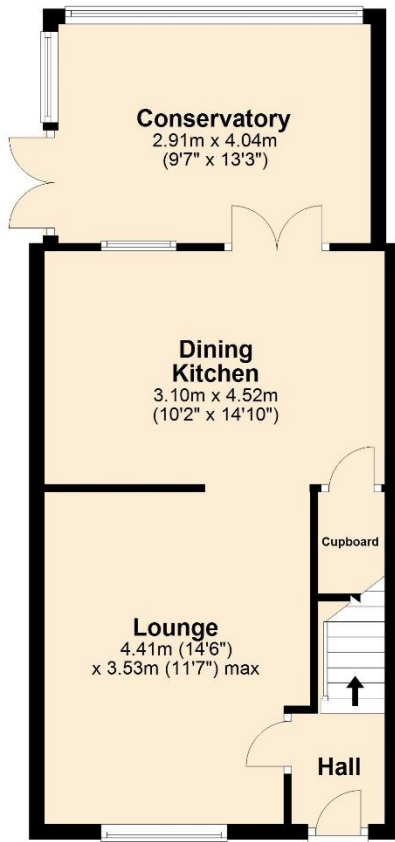
Internally, this delightful home offers ideal first-time buyer living or young family living accommodation comprising of an entrance hall, lounge, fitted dining kitchen, a superb conservatory overlooking the rear garden, three bedrooms and a brand new bathroom. The property also boasts a new boiler and upvc double glazing throughout.



Occupying a spacious corner plot, the gardens are not overlooked whilst also offering additional privacy. The rear garden boasts a low-maintenance lawn with flower bed borders and a patio. To the front, there is a driveway and there is also the potential to extend the property at the side, subject to planning permissions. The property is Freehold!

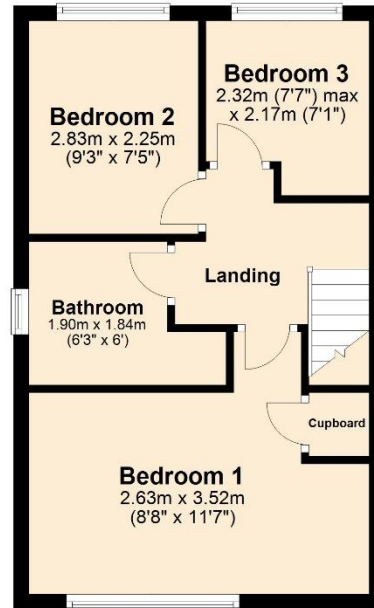
### Ground Floor

Approx. 46.6 sq. metres (501.3 sq. feet)



### First Floor

Approx. 34.3 sq. metres (368.9 sq. feet)



Total area: approx. 80.8 sq. metres (870.2 sq. feet)

4 Smith Street, Rochdale  
Lancashire, OL16 1TU

Tel: 01706 356633

Email: [enquiries@reside.agency](mailto:enquiries@reside.agency)

[www.reside.agency](http://www.reside.agency)

"Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale".