



17 Shaddock Avenue

Norden | OL12 7QA

Overview

- Detached House
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Three-Piece Bathroom
- Driveway To Side
- Single Garage
- In The Heart Of Norden
- No Chain
- Highly Sought-After Location
- Potential To Extend



Three Bedroom Detached House In The Heart Of Norden

Situated on the doorstep of Norden village, this detached house offers fantastic potential to become a superb family home! Conveniently located only a short walk from village amenities including pubs, bars, cafes and restaurants yet with easy access to excellent local schools, bus routes into Rochdale & Bury town centres and the motorway network.



Internally, the family home may require some cosmetic updating but offers ideal family living accommodation comprising of an entrance hall, two reception rooms, fitted kitchen, three bedrooms and a wet room. The property also benefits from having gas central heating and upvc double glazing throughout.

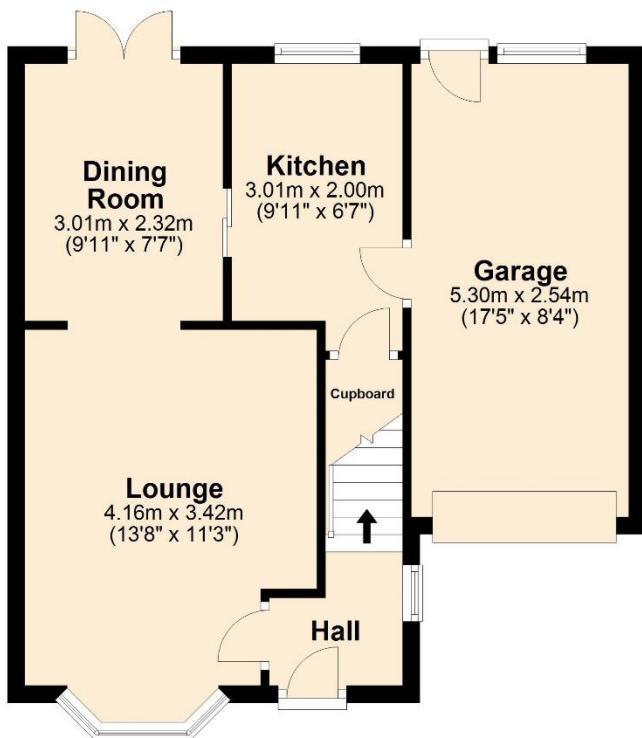


Set in a cul-de-sac location, the home is set back from the road with a well-stocked lawn garden at the front and a driveway at the side that boasts ample off-road parking. To the rear, a well-maintained garden affording a spacious patio and lawn with shrubs and flowerbeds.

The property is Freehold!

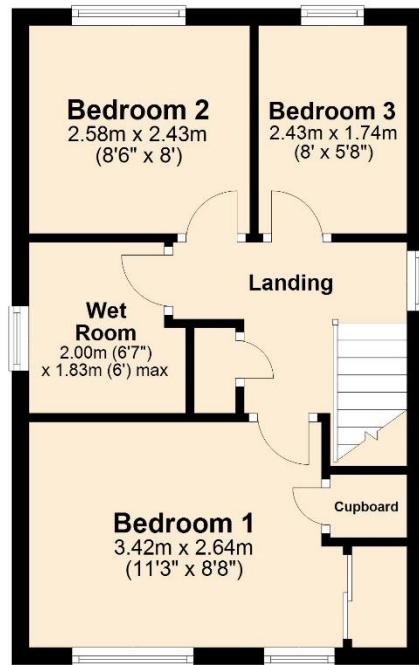
Ground Floor

Approx. 46.4 sq. metres (499.0 sq. feet)



First Floor

Approx. 32.1 sq. metres (345.7 sq. feet)



Total area: approx. 78.5 sq. metres (844.7 sq. feet)

Reside Estate Agency
Plan produced using PlanUp.

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"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".