



Norden Road, Rochdale, OL11 5NT

Offers In Excess Of £895,000

AN EXQUISITE DETACHED PROPERTY

Set on Norden Road in the ever-popular location of Bamford, this exquisite detached house, built in 1935, offers a remarkable blend of comfort and sophistication across an impressive 2,659 square feet. With five spacious bedrooms and four well-appointed bathrooms, this property is designed to accommodate both family living and entertaining with ease.

Upon entering, you are greeted by two generously sized reception rooms that provide a warm and inviting atmosphere. The ground floor also features a modern kitchen dining area, a utility room, a W.C, and a cloakroom, all leading to a versatile garden lounge that enhances the home's connection to the outdoors. The first floor houses four bedrooms, two of which benefit from en-suite facilities, alongside a family bathroom. Ascend to the second floor to discover the master bedroom, complete with a luxurious en-suite and a walk-in wardrobe, offering a private retreat.

One of the standout features of this property is the opulent jacuzzi and bar area, perfect for unwinding after a long day or hosting gatherings with friends and family. The seamless flow between spaces makes it ideal for both intimate gatherings and larger celebrations. The outdoor area has been recently upgraded, showcasing a stunning sunken decking space, complete with a fire pit, perfect for evening entertainment.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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 5  4  2  D

- An Exquisite Detached Family Home
- The Highest Quality Finish With Immaculate Presentation
- Off Road Parking With Electric Gated Driveway
- Tenure Freehold
- Five Bedrooms And Four Bathrooms
- Not Overlooked With Envious Low Maintenance Gardens
- Council Tax Band TBC
- Sought After Location
- An Abundance Of Indoor And Outdoor Space
- EPC Rating D

Ground Floor

Entrance

Aluminium double glazed door to the hallway.

Hallway

22'9 x 17'3 (6.93m x 5.26m)

Aluminium double glazed window, two central heating radiators, spotlights, under staircase storage cupboard, solid oak flooring, oak doors to the WC, Cloakroom, Lounge, Sitting Room, Breakfast room and staircase to the first floor.

WC

7'4 x 3'2 (2.24m x 0.97m)

Chrome heated towel rail, a two piece suite comprising of a dual flush WC, wall mounted wash basin with mixer tap, tiled elevations, spotlights, extractor fan, tiled flooring.

Cloakroom

7'7 x 7'3 (2.31m x 2.21m)

Central heating radiator, solid oak flooring.

Lounge

24'11 x 14'3 (7.59m x 4.34m)

Two Aluminium double glazed windows, two central heating radiators, spotlights, electric living flame fire with limestone hearth and surround, television point, solid oak flooring, aluminium double glazed bi-folding doors to the rear.

Sitting Room

16'8 x 11'3 (5.08m x 3.43m)

Central heating radiator, spotlights, television point, open to the dining room, aluminium double glazed bifold door to the rear.

Dining Room

15'3 x 8'5 (4.65m x 2.57m)

Aluminium double glazed window, central heating radiator, spotlights, tiled flooring, aluminium double glazed bi-folding doors to the rear.

Kitchen/Breakfast Room

23'1 x 17'2 (7.04m x 5.23m)

Aluminium double glazed window, central heating radiator, plinth heater, a range of wood effect wall and base units, granite surface, inset stainless steel sink with mixer tap, integrated high rise electric oven, combi microwave and warming drawer, four ring gas hob and extractor hood, integrated fridge freezer and dishwasher, breakfast bar, spotlights, smoke alarm, tiled flooring, open to the utility room, aluminium double glazed French doors to the rear.

Utility Room

9'2 x 6'10 (2.79m x 2.08m)

Two aluminium double glazed windows, a range of high glossed wall and base units, wood effect surface, stainless steel sink with mixer tap, plumbing for washing machine, spotlights, tiled flooring, aluminium double glazed door to the rear.

First Floor

Landing

17'4 x 7'6 (5.28m x 2.29m)

Aluminium double glazed frosted window, central heating radiator, smoke alarm, oak doors to four bedrooms and a family bathroom, staircase to the second floor.

Bedroom Two

15'10 x 15'3 (4.83m x 4.65m)

Aluminium double glazed windows, central heating radiator, spotlights, two feature wall lights, fitted wardrobe, oak door to the en suite, aluminium double glazed French doors to the Juliette balcony.

En Suite

7'1 x 4'3 (2.16m x 1.30m)

Aluminium double glazed frosted window, chrome heated towel rail, a three piece suite comprising of a dual flush WC, wall mounted wash basin with mixer tap; double direct feed rainfall shower enclosure with rinse head, tiled elevations, spotlights, extractor fan, tiled flooring.

Bedroom Three

15'3 x 11'3 (4.65m x 3.43m)

Aluminium double glazed windows, central heating radiator, spotlights, two feature wall lights, television point, fitted wardrobes, oak door to the en suite.

En Suite

7'1 x 4'2 (2.16m x 1.27m)

Aluminium double glazed frosted window, chrome heated towel rail, a three piece suite comprising of a dual flush WC, wall mounted wash basin with mixer tap; double direct feed rainfall shower enclosure with rinse head, tiled elevations, spotlights, extractor fan, tiled flooring.

Bedroom Four

15'3 x 12'7 (4.65m x 3.84m)

Aluminium double glazed window, central heating radiator, spotlights.

Bedroom Five/Office

9'8 x 9 (2.95m x 2.74m)

Aluminium double glazed window, central heating radiator, spotlights.

Bathroom

9'8 x 7'8 (2.95m x 2.34m)

Aluminium double glazed frosted window, chrome heated towel rail, a three piece suite comprising of a tiled panelled bath with mixer tap and rainfall direct feed shower and rinse head, wall mounted wash basin with mixer tap, dual flush WC, tiled elevations, spotlights, extractor fan, tiled flooring.

Second Floor

Landing

8'7 x 6'3 (2.62m x 1.91m)

Aluminium double glazed window, smoke alarm, oak door to bedroom one.

Bedroom One

18'5 x 7'10 (5.61m x 2.39m)

Three aluminium double glazed windows, two central heating radiators, spotlights, solid oak flooring, open to the shoe wardrobe, oak doors to the walk in wardrobe and en suite.

Walk In Wardrobe

18'5 x 4'1 (5.61m x 1.24m)

Fitted open wardrobe with down lights, spotlights, solid oak flooring.

Shoe Wardrobe

8'7 x 3'9 (2.62m x 1.14m)

Fitted shoe wardrobe, solid oak flooring.

En Suite

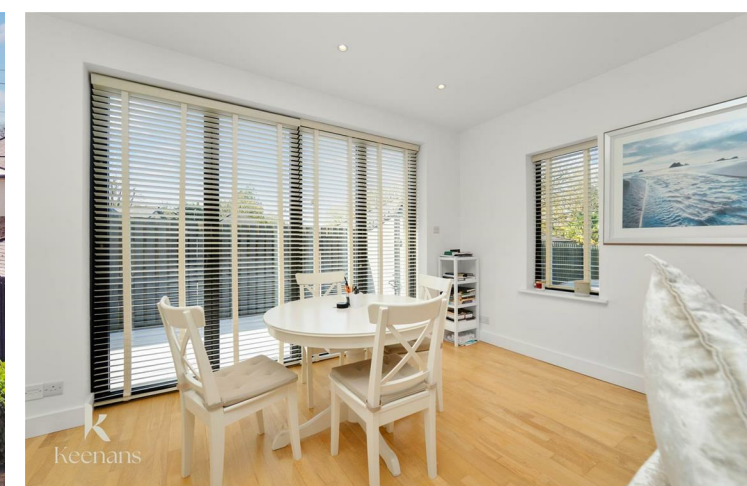
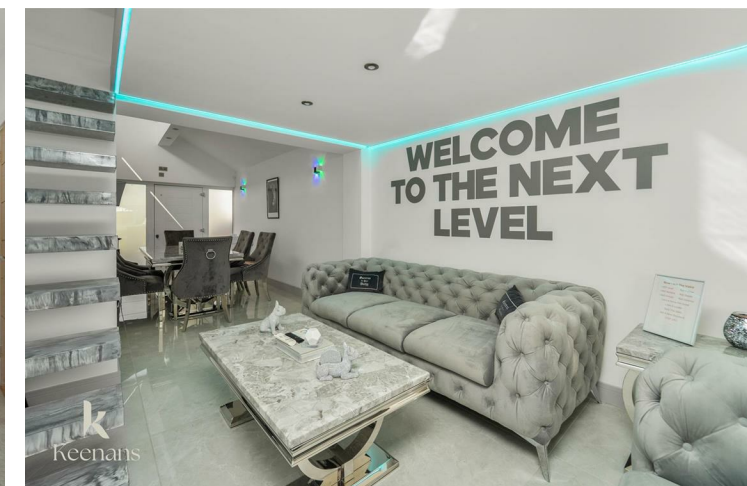
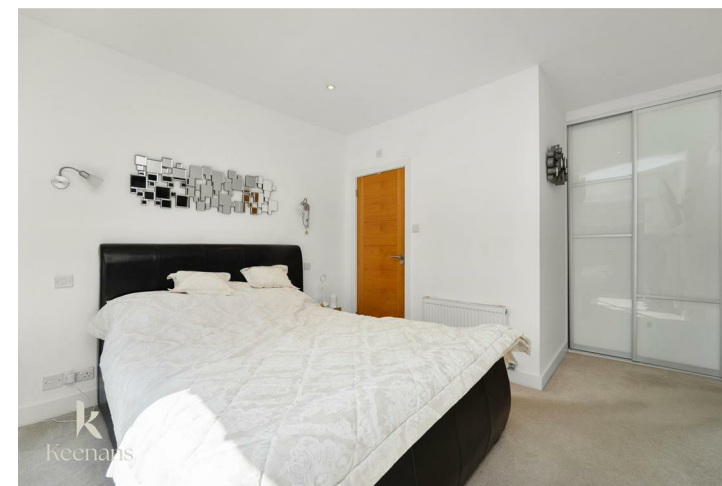
11'6 x 7'5 (3.51m x 2.26m)

Velux window, chrome heated towel rail, a four piece suite comprising of a dual flush WC, wall mounted wash basin with mixer tap; double direct feed rainfall shower enclosure with rinse head, tile panelled bath to with mixer tap and rinse head, tiled elevations, spotlights, extractor fan, tiled flooring.

External

Rear

Enclosed garden with artificial lawn, composite decking, integral sunken seating area, power, lighting, pergola, hot tub, mature shrubs, access to the office.



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