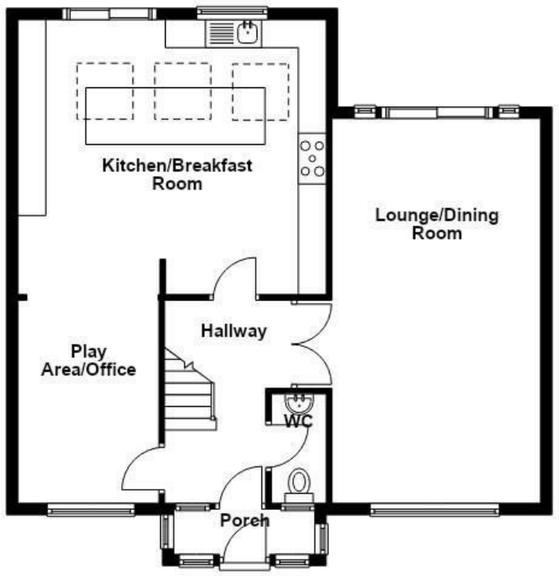
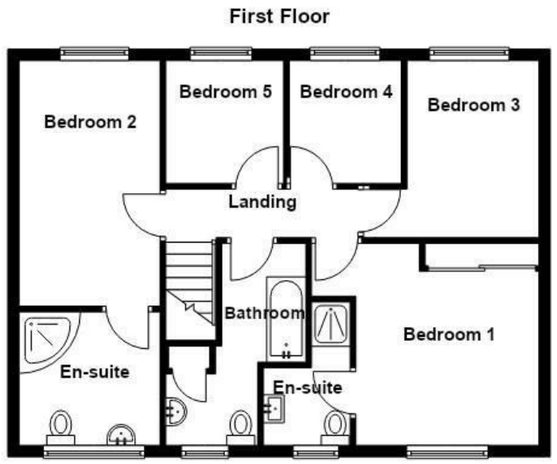
Keenans

Ground Floor





First Floor

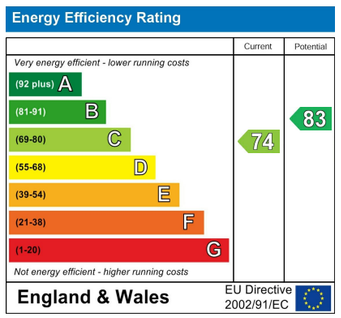












Christopher Acre, Norden, OL11 5FE

Offers In Excess Of £425,000

PRISTINE FIVE-BEDROOM DETACHED FAMILY HOME IN THE HEART OF NORDEN

Occupying a desirable position on Christopher Acre in the heart of Norden, this exceptional five-bedroom detached family home offers an impressive combination of space, style and contemporary living. Beautifully presented throughout and enhanced by a superb kitchen extension, the property provides versatile accommodation perfectly suited to modern family life.

The ground floor opens with a welcoming entrance porch and hallway, together with a convenient WC. A spacious lounge and dining room creates a wonderful setting for relaxing and entertaining, while the impressive open-plan kitchen and breakfast room forms a true heart of the home. This flows seamlessly into an additional office/playroom, providing valuable flexibility for home working or family life.

Upstairs, the generous master bedroom benefits from its own en-suite, while a second double bedroom also enjoys private en-suite facilities. Three further well-proportioned bedrooms and a stylish family bathroom complete the first floor, providing plenty of space for a growing family.

Externally, the property continues to impress with ample driveway parking to the front. To the rear is an attractive and well-maintained garden featuring a paved patio and lawn, creating an inviting space for summer dining, entertaining and family enjoyment.

The location is equally appealing, within walking distance of Whittaker Moss Primary School and the shops, restaurants, bars and amenities of Norden village. Greenbooth Reservoir and beautiful surrounding countryside are also close by, offering fantastic opportunities for walking and outdoor recreation.

Offering generous proportions, a sought-after location and a superb standard of presentation, this is a truly impressive family home ready to move straight into. Early viewing is highly recommended.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

569 Bury Road, Rochdale, OL11 4DQ
Tel: 01706396140 | Email: rochdale@keenans-estateagents.co.uk
www.keenans-estateagents.co.uk

Christopher Acre, Norden, OL11 5FE

Offers In Excess Of £425,000

5 4 2 C

- Pristine Five-Bedroom Detached Home
- Open-Plan Kitchen And Breakfast Room
- Ample Driveway Parking
- Tenure - Freehold
- Superb Kitchen Extension
- Two Bedrooms With Ensuites
- EPC Rating - C
- Spacious Lounge And Dining Room
- Beautifully Landscaped Rear Garden
- Council Tax Band - E

Ground Floor

Entrance
UPVC double glazed frosted door to the porch.

Porch
8'3 x 2'4 (2.51m x 0.71m)
UPVC double glazed surrounding windows, spotlights, tiled flooring, UPVC double glazed floor frosted door to the hall.

Hall
11'11 x 7'3 (3.63m x 2.21m)
UPVC double glazed frosted window, central heating radiator, coving, under staircase storage and seating, wood panelled elevations, dado rail, smoke alarm, solid oak herringbone flooring, oak doors to the lounge, kitchen/breakfast room, play area/office, WC and a staircase to the first floor.

WC
6'7 x 3'5 (2.01m x 1.04m)
UPVC double glazed frosted window, a two-piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, wood panelled elevations, coving, spotlights, solid oak herringbone flooring.

Lounge
22'5 x 14'11 (6.83m x 4.55m)
UPVC double glazed window, central heating radiator, coving, dado rail, electric log burner effect living flame fire with tiled hearth and surround, integrated alcove storage and shelving, television point, solid oak herringbone flooring, UPVC double glazed French doors to the rear.

Play Room/Office
12'8 x 7'4 (3.86m x 2.24m)
UPVC double glazed window, central heating radiator, coving, dado rail, wood panelled beading, solid oak herringbone flooring, open to the kitchen/breakfast room.

Kitchen/Breakfast Room
18'1 x 15'10 (5.51m x 4.83m)
UPVC double glazed window, three Velux windows, upright central heating radiator, a range of grey high glossed wall and base units, quartz surface and splash backs, inset one and a half bowl composite sink with a high spout mixer tap, integrated electric double oven with a five ring gas hob and extractor hood, space for an American style fridge freezer, integrated dishwasher and washing machine, centre island with breakfast bar, under unit lighting, solid oak herringbone flooring, UPVC double glazed French doors to the rear.

First Floor

Landing
11'11 x 2'9 (3.63m x 0.84m)
Loft access, smoke alarm, doors to five bedrooms and a family bathroom.

Bedroom One
13'5 x 11'10 (4.09m x 3.61m)
UPVC double glazed window, central heating radiator, coving, fitted wardrobe, television point, door to the en suite.

En Suite
8'7 x 5'1 (2.62m x 1.55m)
UPVC double glazed frosted window, chrome heated towel rail, a three piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, direct feed shower enclosure, tiled elevations, spotlights, wood effect linoleum flooring.

Bedroom Two
14'3 x 7'5 (4.34m x 2.26m)
UPVC double glazed window, central heating radiator, coving, door to the en suite.

En Suite
7'10 x 7'5 (2.39m x 2.26m)
UPVC double glazed frosted window, chrome heated towel rail, a three piece suite comprising of a vanity top wash basin with mixer tap, dual flush WC, double direct feed rainfall shower enclosure, tiled elevations, extractor fan, loft hatch, and wood effect linoleum flooring.

Bedroom Three
10'3 x 10'3 (3.12m x 3.12m)
UPVC double glazed window, central heating radiator, coving.

Bedroom Four
7'2 x 6'8 (2.18m x 2.03m)
UPVC double glazed window, central heating radiator, coving.

Bedroom Five
7'2 x 6'7 (2.18m x 2.01m)
UPVC double glazed window, central heating radiator, coving.

Bathroom
8'11 x 11'10 (2.72m x 3.61m)
UPVC double glazed frosted window, central heating radiator, a three piece suite comprising of a dual flush WC, pedestal wash basin with mixer tap, panelled bath with traditional taps and a direct feed over head shower, tiled elevations, integrated linen cupboard, wood effect linoleum flooring.

External

Front
Concrete resin double driveway and slate chippings, laid to lawn, bedding and mature shrubbery.

Rear
Enclosed garden with paving, bedding, laid to lawn, mature shrubs and access to a workshop/summer house.

Workshop/Summer House
11'3 x 9'6 (3.43m x 2.90m)
Two hardwood single glazed windows, solar lighting.










Tel: 01706396140

www.keenans-estateagents.co.uk