ADAMSONS BARTON KENDAL

Galbraith Way
Rochdale OL11 5WE
OFFERS INVITED IN EXCESS OF £510,000

Adamsons Barton Kendal are are delighted to present this immaculate four bedroom detached family residence, superbly positioned just off the ever- popular Claymere Avenue in Norden. Tucked away within a sought after private cul de sac and accessed via Galbraith Way, this exceptional family home enjoys a desirable location, beautiful kerb appeal and an impressive amount of versatile living accommodation.

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Perfectly suited to modern family life, the property is presented beautifully throughout and offers generous proportions across both floors. With excellent local amenities , highly regarded schools and stunning countryside all within easy reach, this is a home that combines convenience with a peaceful residential setting.

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The accommodation briefly comprises a welcoming entrance hallway, a versatile study, a spacious lounge, and an impressive open plan kitchen diner. There is also a useful utility room, again created as part of the garage conversion, together with a large and particularly appealing sun room overlooking the rear garden.

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To the first floor, the property offers superb master bedroom complete with a walk in wardrobe space and an en - suite, along with three further well proportioned double bedrooms and a modern three piece family shower room.

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Externally the property continues to impress. To the front is a generous double driveway providing ample off road parking, whilst the rear boasts a substantial and private garden, providing an excellent space for families, entertaining and outdoor relaxation.

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The location is a particular highlight. Norden is renowned for its excellent amenities and attractive surroundings, with beautiful countryside walks including Ashworth Valley and Greenbooth reservoir nearby. Highly regarded local schools, including Whittaker Moss and Bamford Academy are also within approximately 10 minute walk, making this an excellent choice for families.

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There is an excellent selection of leisure and dining facilities nearby, including Stocco Restaurant, Norden Cricket Club, The Grapes At Bamford, the Harvester and Bamford Precinct Shopping Centre, all contributing to the area's excellent lifestyle appeal. A superb family home in a highly desirable and private cul de sac location, offering spacious and versatile accommodation throughout. Properties of this calibre and in this location are rarely available and , as such, early viewing is highly recommended to avoid disappointment.

Galbraith Way, Rochdale OL11 5WE

Ground Floor

Lounge - 5.91 x 3.35 metres
A large and welcoming family room featuring attractive laminate flooring and a bay window with stylish shutter blinds, allowing plenty of natural light. An inviting reception room for family entertaining

Dining Room - 3.35 x 3.35 metres
A bright and modern open plan dining area, beautifully finished with a tiled floor and the added comfort of under floor heating, ceiling spotlights provide a fresh feel, while internal glass bi fold doors open through to the sun room.

Kitchen - 3.35 x 5.03 metres
A bright, modern kitchen featuring wooden base units, solid stone worktops, stainless steel extractor fan and ceiling spotlights. Integrated fridge/freezer, oven, microwave and dishwasher are also integrated. Tiled flooring with under floor heating and patio doors opening onto the garden complete this practical and stylish family kitchen.

Conservatory - 3.94 x 4.42 metres
A bright and versatile conservatory featuring a tiled floor, poly carbonate roof and custom fitted UV blinds. Patio doors open onto the garden.

Utility Room - 2.07 x 2.80 metres
A new, modern utility room created as part of the garage conversion, featuring an integrated washing machine, sink, laminate worktops and vinyl flooring. Also housing the boiler and consumer unit, providing a practical and well equipped space.

Office - 2.84 x 2.80 metres
A practical and versatile room, created as part of the previous garage conversion, featuring carpeted flooring, window shutters and acoustic wall panelling, ideal as a home office or study but equally suited to use as a fifth bedroom or snug.

WC
A handy downstairs WC and wash hand basin with tiled flooring.

Hallway - 4.78 x 2.13 metres
A welcoming hallway with laminate flooring and a storage cupboard underneath the stairs.

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First Floor

Master Bedroom - 3.53 x 3.54 metres
A spacious master bedroom with carpeted flooring and shutter blinds, featuring a detailed archway leading into a dressing area with fitted wardrobes and access to the en suite. A stylish and comfortable principle bedroom with excellent storage.

En Suite - 1.92 x 1.70 metres
A new and modern en suite featuring marble effect walls, a vanity sink unit , WC and bath. Smart LED ceiling lighting and an LED strip within the alcove create a stylish ambience, complemented by an electric heated mirror and tiled flooring.

Bedroom 2 - 3.18 x 4.68 metres
A bright double bedroom with laminate flooring and neutral decor

Bedroom 3 - 3.18 x 3.81 metres
A further double bedroom with laminate flooring and neutral decor.

Bedroom 4 - 2.81 x 2.80 metres
A further double bedroom with carpeted flooring and stylish shutter blinds. Currently used as a nursery, this versatile room would also make an ideal guest or family bedroom.

Shower Room - 2.03 x 2.90 metres
A well appointed shower room with tiled walls and flooring featuring a vanity sink unit and walk in shower with glass screen. A large storage cupboard with shelving and radiator provides useful additional storage and practicality.

Landing - 4.94 x 1.94 metres
A spacious landing with carpeted flooring and a shutter blinds, providing access to the bedrooms. A loft hatch with fitted ladder gives access to the partially boarded loft space.

Externally

Externally the property benefits from a large patio, generous lawn and a shed positioned to the side of the house, along with a spacious double driveway. EV charging provision is also in place, with cabling installed and connected to the consumer unit, ready for a charger to be fitted at the side of the property.

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VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS ADAMSONS BARTON KENDAL

Tenure

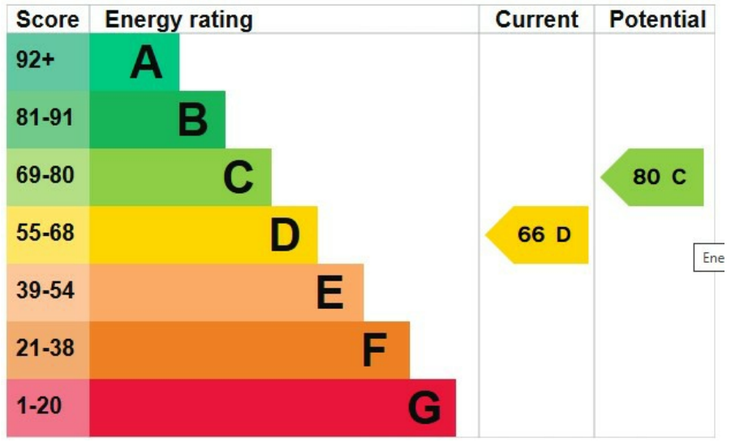
TBC

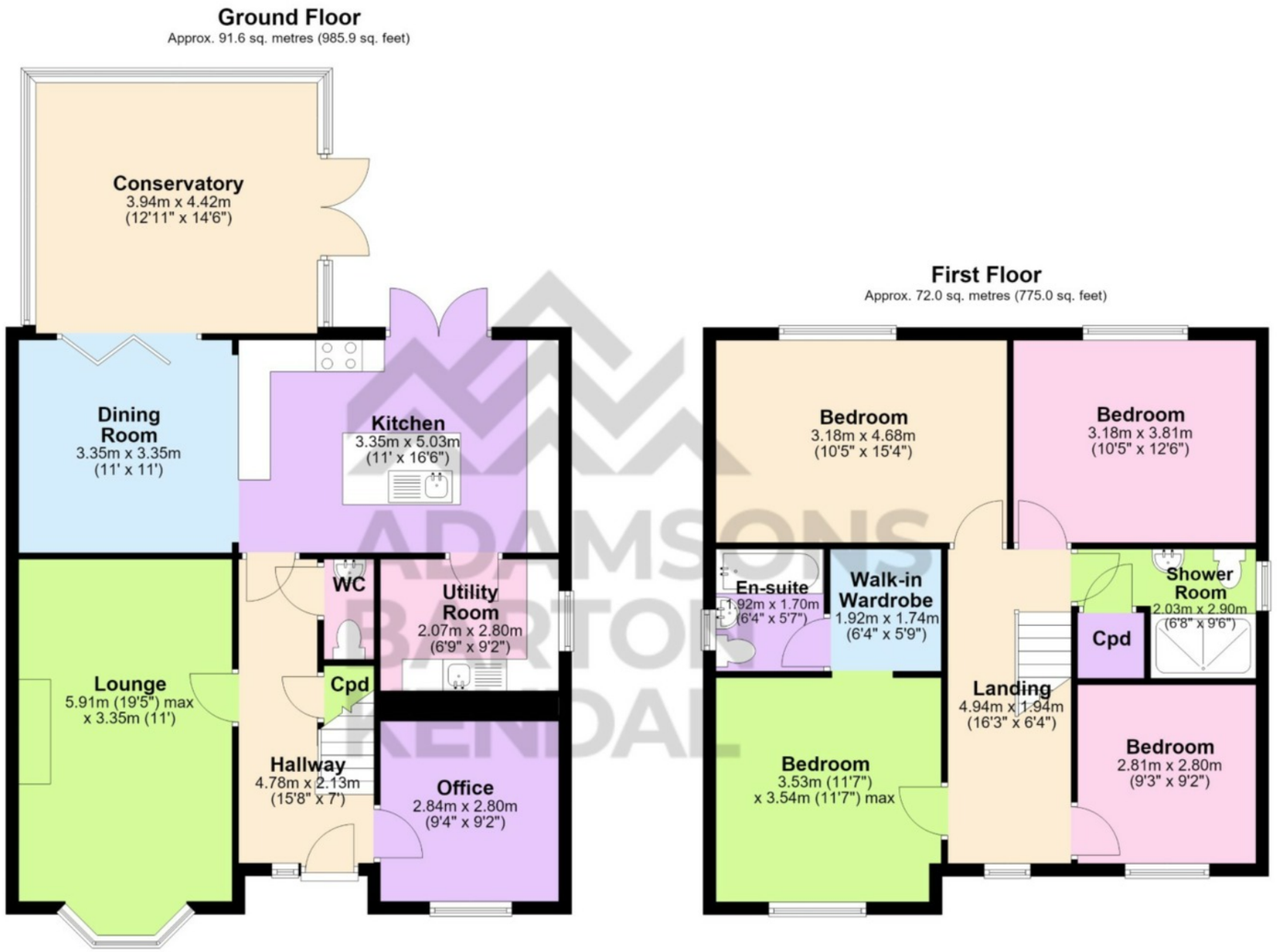
Council Tax Band

Band F

Energy Performance Certificate

D66





Total area: approx. 163.6 sq. metres (1760.8 sq. feet)

Disclaimer - Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, this plan is for illustrative purposes only and should only be used as such by any prospective purchaser.
Plan produced using PlanUp.

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