



**Hibson Avenue
Rochdale OL12 7RU
OFFERS INVITED IN THE REGION OF £380,000**

Adamsons Barton Kendal are delighted to present this impressive four-bedroom detached family home, offered for sale with NO ONWARD CHAIN, occupying a generous plot in a highly sought - after cul-de-sac location at the top of Norden village.

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Perfectly positioned within one of Rochdale's most desirable areas, the property is ideally situated within close proximity to highly regarded schools and a fantastic range of local amenities. Norden Community Primary School, Whittaker Moss and Stocco restaurant are all within easy reach, while Greenbooth Reservoir is literally at the bottom of the street, offering beautiful countryside walks right on your doorstep.

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The property enjoys a wonderfully private and tucked away position, complemented by stunning views and an enviable setting, whilst remaining conveniently placed for local amenities and transport links. The property also benefits from solar panels providing an energy - efficient addition to this already appealing family home.

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Internally, the accommodation briefly comprises a large entrance hall, ground floor fourth bedroom/ study, spacious lounge, open-plan kitchen/dining room, rear conservatory, downstairs shower room and useful utility room. The former garage has been converted to provide the additional shower room and utility facilities, creating valuable and versatile living space.

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To the first floor, there are two double bedrooms, a further single bedroom and a second family bathroom.

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Externally, the property occupies a generous plot and benefits from its private position within this popular residential setting, with stunning surrounding views adding to the appeal.

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This is a fantastic opportunity to acquire a substantial family home in one of Norden's most sought- after locations, close to highly regarded schools, local amenities and beautiful countryside.

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Early viewing is highly recommended to fully appreciate the accommodation, generous plot, stunning views and exceptional location this property has to offer.

Hibson Avenue, Rochdale OL12 7RU

Ground Floor

Living Room - 5.51 x 3.19 metres

A spacious and welcoming family lounge featuring a gas fireplace, fitted carpets and vertical blinds, providing a comfortable and homely living space.

Kitchen/ Diner - 3.58 x 6.45 metres

A modern fitted kitchen comprising sleek white gloss units, complemented by an integrated gas hob, extractor fan, stainless steel sink with drainer, and Hotpoint oven and grill. The kitchen flows seamlessly into the separate dining area, creating a sociable open - plan space, finished with attractive wooden flooring.

Hallway - 3.32 x 4.98 metres

Study/ Bedroom 4 - 2.96 x 2.97 metres

A versatile fourth bedroom, currently utilised as a home study, featuring fitted shelving units, a corner desk and fitted wardrobes with sliding doors. The room is further complemented by vertical blinds and offers excellent flexibility for use as a bedroom, study or additional reception space.

Shower Room - 3.25 x 2.32 metres

A well - appointed downstairs shower room, created as part of the former garage conversion, featuring a spacious walk in shower with glass screen, tiled walls, WC and wash hand basin. The room is further complemented by an electric radiator, LED mirror and fitted storage unit. A useful sliding door provides access to additional storage, housing the utility meters, while a separate door leads through to the utility room.

Utility Room - 1.99 x 2.31 metres

A useful utility room, created as part of the former garage conversion, featuring a range of fitted units, plumbing and space for a washing machine and tumble dryer. The room benefits from a stainless steel sink and drainer, vertical blinds and a convenient external door providing direct access outside.

Sunroom - 3.67 x 2.73 metres

A bright and versatile sun room featuring a glazed ceiling, double patio doors providing excellent access and natural light, and attractive wooden flooring. The room also benefits from vertical blinds, storage heaters and useful additional storage, creating a pleasant space to enjoy the surrounding views.





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First Floor

Bedroom 1 - 3.52 x 3.20 metres

A spacious master bedroom featuring fitted wardrobes, matching bedside tables and a fitted drawer unit, complemented by soft carpeting to create a comfortable and practical bedroom space.

Bedroom 2 - 3.21 x 3.21 metres

A generous second double bedroom featuring fitted wardrobes with sliding doors, including a mirrored door, along with additional fitted shelving units. The room is finished with carpeting and enjoys wonderful views across the surrounding hills.

Bedroom 3 - 1.63 x 3.09 metres

A compact single bedroom featuring a large window, fitted over- bed shelving and a sliding door. Finished with carpeting and enjoying pleasant views.

Bathroom - 2.35 x 2.50 metres

A modern and stylish family bathroom featuring a walk in shower with glass screen, tiled walls and under floor heating for the flooring, and a fitted vanity sink unit with useful storage. The room also benefits from a shelved storage cupboard and spotlight lighting.

Landing - 2.45 x 1.21 metres

A bright first floor landing featuring carpeted flooring, a wooden staircase and a large window providing plenty of natural light. The landing also benefits from a loft hatch providing access to a boarded loft space, along with a useful storage cupboard.

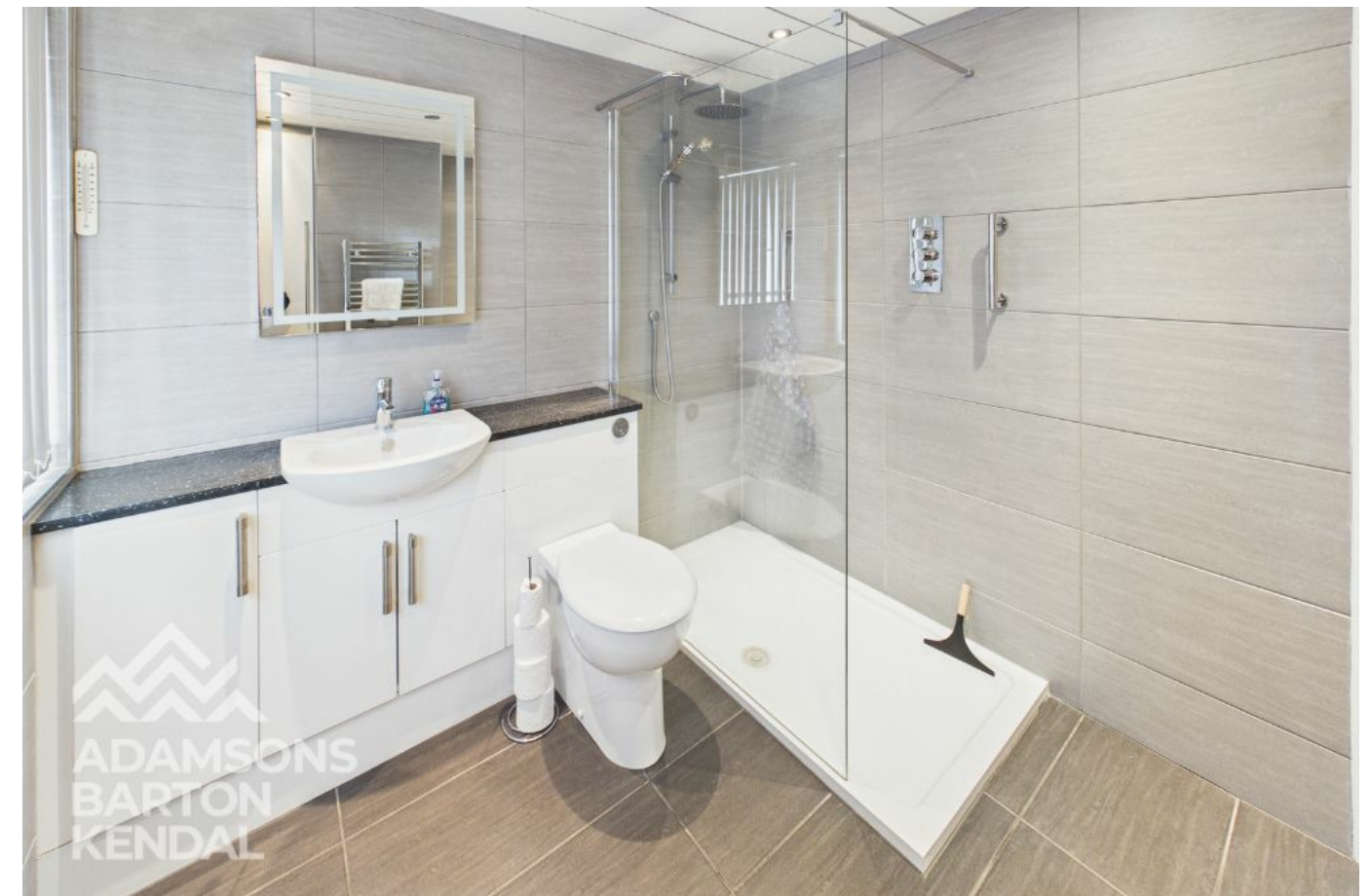
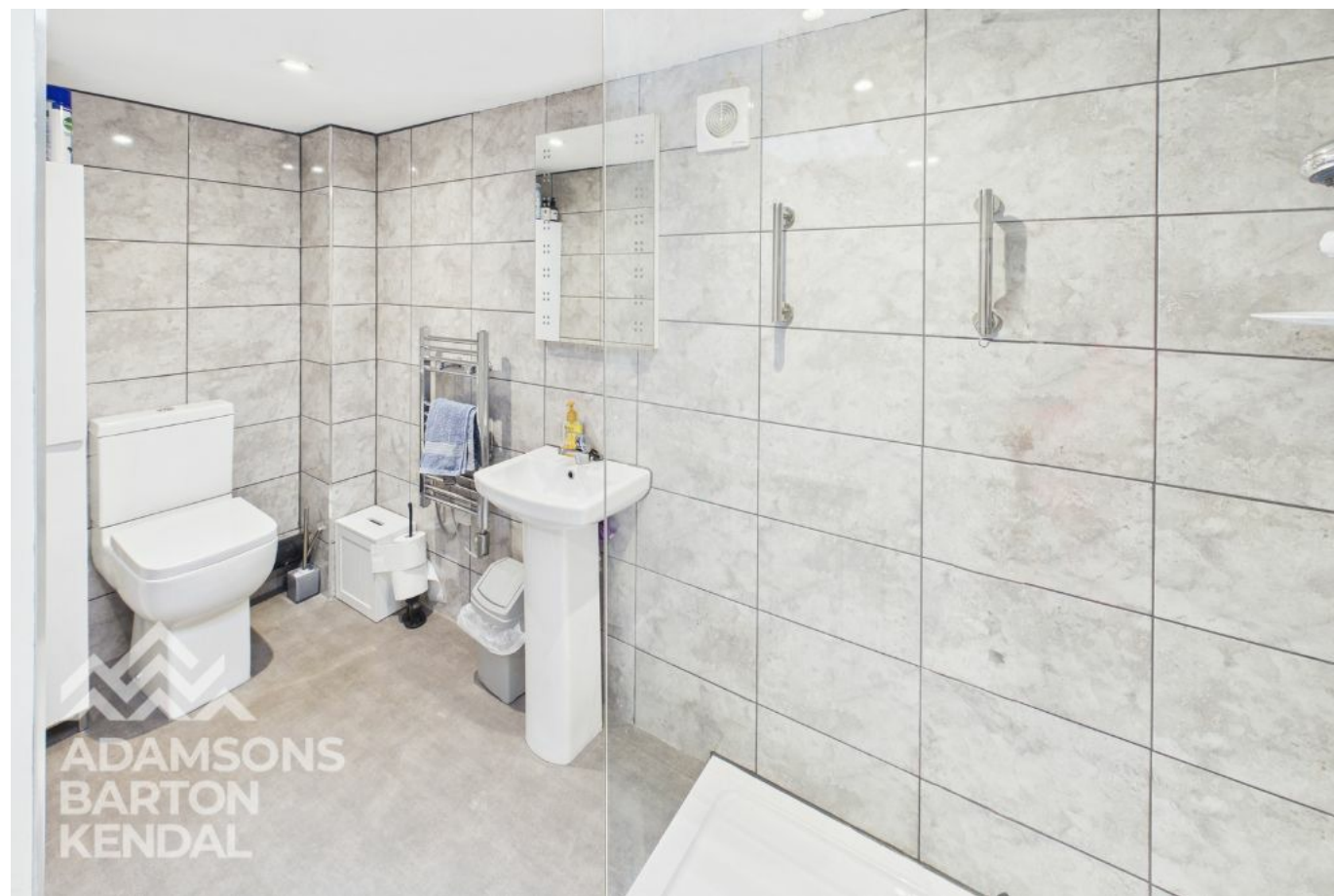
Externally

The property is approached via a block - paved driveway providing ample off - road parking, with a lawned garden area adding to the attractive frontage. A wooden bin store/shed provides useful additional storage, while the former attached garage has been converted to provide the useful ground floor accommodation.

To the rear the property enjoys a private, two tiered garden with a combination of lawned and paved areas, providing a versatile outdoor space. The garden also benefits from a greenhouse and additional storage shed, with the elevated position offering lovely views across the surrounding hills.



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VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS ADAMSONS BARTON KENDAL

Tenure

Freehold

Council Tax Band

Band D

Energy Performance Certificate

B89

Score	Energy rating	Current	Potential
92+	A		
81-91	B	89 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



w - abkproperty.co.uk e - sales@abkproperty.co.uk

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