



30

Shelfield Lane

Norden Rochdale OL11 5YD

£165,000

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# 30 Sheffield Lane

Norden Rochdale

£165,000

- Extended semi-detached
- Exceptional presentation
- Open plan dining-kitchen
- Full width extension
- Double width drive
- Lower end of Sheffield La





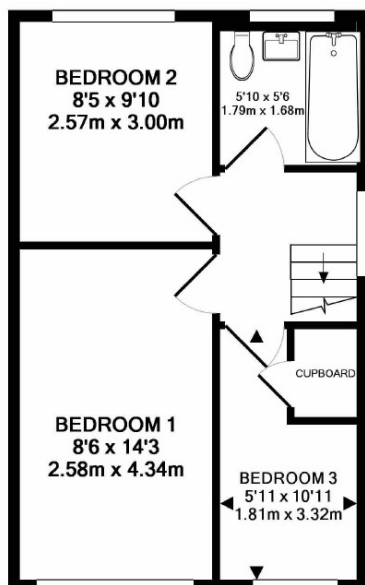


An exceptionally well presented and extended semi-detached house situated at the lower end of Shelfield Lane with double width drive and attached garage. Offering spacious living accommodation with superb open plan dining room and full width kitchen extension with modern fittings, the property must be viewed to fully appreciate not only the interior, but the excellent location with views. Conveniently situated within easy reach of several popular primary schools, secondary school, golf course, shops and restaurants.

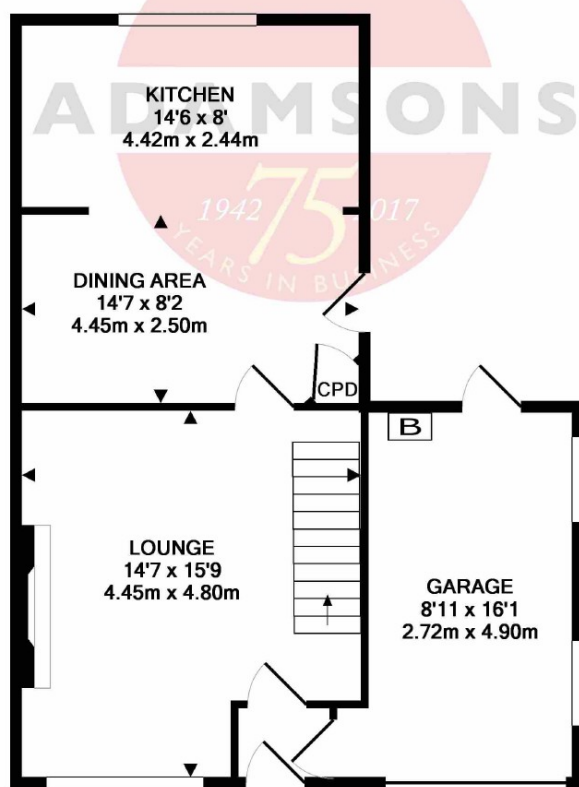
The property comprises: entrance vestibule with access to garage; spacious lounge with open plan spindled staircase, fire surround with modern pebble effect electric fire; fabulous open plan dining room with kitchen having tiled floor, built-in corner cupboard, uPVC side door to decking, attractive modern beech style fittings with integral electric oven, gas hob, extractor hood and recesses/space for fridge-freezer, washing machine, dryer and dishwasher; bedroom 1 to front with laminate flooring; 2nd double bedroom with views to rear; 3rd single bedroom with built-in cupboard over the bulkhead; beautiful bathroom with modern white suite comprising bath with plumbed shower above and folding shower screen, WC, washbasin, chrome towel rail and fully tiled walls and floor. The attached brick built garage with power, light, uPVC double glazing and central heating boiler has access to the house and to the rear. The attractive landscaped gardens include a side decking area and gavelled rear area for easy maintenance. The double width drive has the added advantage of not being attached to a neighbour's drive.

Freehold; Council Tax Band C; Gas central heating with combi-condensing boiler; modern uPVC double glazing; Cavity wall insulation (to at least original part of house); Additional loft insulation. (NB: Boiler, double glazing & additional loft insulation added since EPC undertaken).



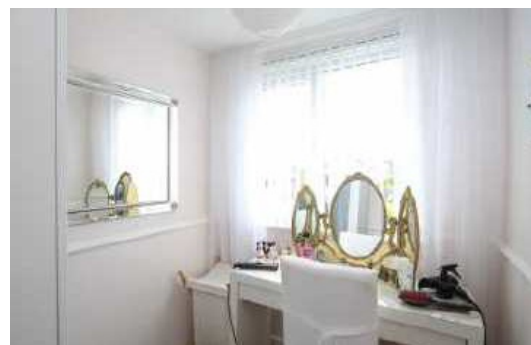
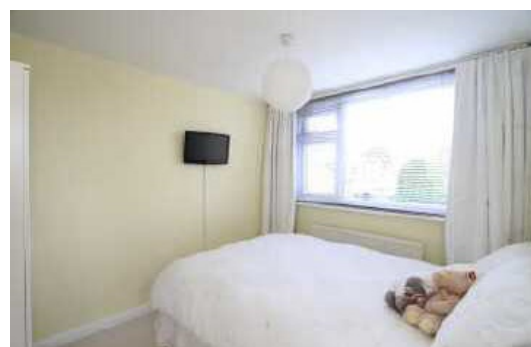


1ST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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