

TO LET



**8 Norden Way,
Rochdale, Lancashire OL11 5TE
£695 PCM**

TO LET: TWO BEDROOM BUNGALOW this well presented true bungalow is within walking distance of Norden Village and is within catchment area for Norden Primary, Shaw field and St Vincent's and its location provides excellent commuter links for M66/MM62 via Edenfield Road..

The property offers level access and comprise of entrance hallway, spacious lounge with feature gas fire, modern fitted kitchen with range of wall and base white high gloss units and built in tower oven and hob, dining area, two double bedrooms, both fitted with sliding wardrobes and white modern 3pc bathroom suite with electric shower over bath.

Additional benefits include mature gardens to front and rear, converted garage providing office/studio facility and driveway providing parking for up to 2/3 vehicles.

Front



Well presented two bedroom bungalow with mature grassed front lawn and side driveway providing parking for 2/3 vehicles

Entrance Hallway



Entrance hall with tiled floor and utility meter door leading to

Living Room



Living room in papered walls, feature gas fire and carpet tiles

Kitchen/Diner



Spacious kitchen with area for dining, with mix of high gloss wall and base units, built in two oven and hob, plumbing for washing machine.

Bathroom



Well presented bathroom comprising of white suite with orange mosaic tiles to feature wall, matching fittings, and electric shower over bath.

Bedroom One



Double bedroom with sliding floor to ceiling wooden wardrobes lilac carpet and papered walls with side dresser

Bedroom Two



Double bedroom with sliding wardrobes, grey carpet, papered walls

External Office



Office/study with laminate flooring, painted walls and electric lighting and heating.

Garden



Good sized rear garden flagged patio, mature lawn and mix of shrubs with side garden tool shed and additional storage shed.

| Energy Efficiency Rating | | |
|---------------------------------------------|-----------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 85 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 50 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

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Environmental Impact (CO₂) Rating

| | Current | Potential |
|-----------------------------------------------------------------|-----------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | 84 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 43 | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |

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