



Pargate Chase
Norden, Rochdale OL11 5DZ
OFFERS INVITED IN THE REGION OF £770,000

ADAMSONS BARTON KENDAL are privileged to market this quite stunning, 5 bedroomed prestige detached property situated in one of the most sought after areas in Norden Village, backing onto Rochdale Golf Club and with all the usual local amenities available nearby. Norden Village is a flurry of life with many small bars and restaurants, and there are wonderful countryside walks on your doorstep, around Watergrove Reservoir. The property itself is set in a prominent position at the head of a cul-de-sac and has superb kerb appeal and is set in extremely spacious gardens to the front and rear with a large double garage and block paved driveway to the front of the property. The property has 3 reception rooms at ground floor level together with a wonderful family room with breakfast area and kitchen and there is a utility room and ground floor wc. At first floor, there is a master bedroom, situated over the double garage which provides extremely spacious and well presented accommodation with a large en-suite bathroom. There is a guest bedroom with an en-suite bathroom and 3 further double bedrooms and a family bathroom.

The property is offered for sale with vacant possession at a competitive price and early viewing comes highly recommended to appreciate the extent and sheer calibre of the accommodation on offer

THE ACCOMMODATION COMPRISES:

(Measurements are approximate to the nearest 0.1m and for guidance only and they should not be relied upon for the fitting of carpets or the placement of furniture). No checks have been made on any fixtures and fittings or services where connected (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property).

Ground Floor

Entrance HALL - spindle staircase to the first floor

VANITY ROOM - low level wc, wash hand basin, tiled floor and walls, heated towel rail

Front STUDY/LOUNGE - 3.5 x 3.5 metres (11'5" x 11'5")
Dual aspect windows

Front STUDY - 3.6 x 2.7 metres (into bay) (11'9" x 8'10")
Bay window

LOUNGE - 5.9 x 3.6 metres (19'4" x 11'9")
A wonderful spacious main reception room with Inglenook style fireplace with brick chimney breast and coal effect fire, double glazed patio doors looking out over the rear gardens



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FAMILY ROOM / BREAKFAST AREA - 5.0 x 3.1 metres (16'4" x 10'2")
Wonderful outlook over the rear gardens and the Golf Club beyond

KITCHEN - 3.4 x 3.3 metres (11'1" x 10'9")
1 ½ bowl sink unit, range of modern wall and base units with complimentary granite work surfaces, built in cooker range with a 6 ring hob and double oven, American style fridge/freezer, integrated dishwasher

UTILITY ROOM - 2.4 x 2.0 metres (**) (7'10" x 6'6")
Single drainer sink unit, range of wall and base units



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First Floor

LANDING - Spacious landing area with boiler cupboard

MASTER BEDROOM - 5.8 x 5.5 metres (19' x 18')

A range of fitted wardrobes

EN-SUITE BATHROOM - 3.6 x 1.9 metres (11'9" x 6'2") - Panelled bath, wash hand basin, low level wc, shower cubicle - stunning matching suite in white, heated towel rail, tiled walls and floor

GUEST BEDROOM - 4.3 x 3.5 metres (14'1" x 11'5") - A range of fitted wardrobes

EN-SUITE SHOWER ROOM - 2.8 x 2.4 metres (9'2" x 7'10")

Shower cubicle, low level wc, wash hand basin - matching suite in white, tiled walls and floor

BEDROOM THREE - 3.7 x 3.2 metres (12'1" x 10'6") - A third double bedroom with a wonderful outlook over the golf course to the rear, a range of fitted wardrobes

BEDROOM FOUR - 3.7 x 3.2 metres (12'1" x 10'6")

A fourth double bedroom with a wonderful outlook over the golf course to the rear

BEDROOM FIVE - 3.3 x 2.3 metres (10'9" x 7'6") - A range of fitted wardrobes, wonderful outlook to the rear of the golf course

Family BATHROOM - 2.4 x 3.4 metres (7'10" x 11'1") - shower cubicle, panelled bath, low level wc, wash hand basin - stunning suite in white, heated towel rail, tiled walls and floor



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Externally

The property is accessed via a cobbled driveway, providing off street parking for 2 to 3 vehicles and leading to an **INTEGRAL DOUBLE GARAGE** with remote control operated up-and-over door.

The property is set in extensive gardens to the rear, backing onto the golf course with 2 wonderful patio areas.

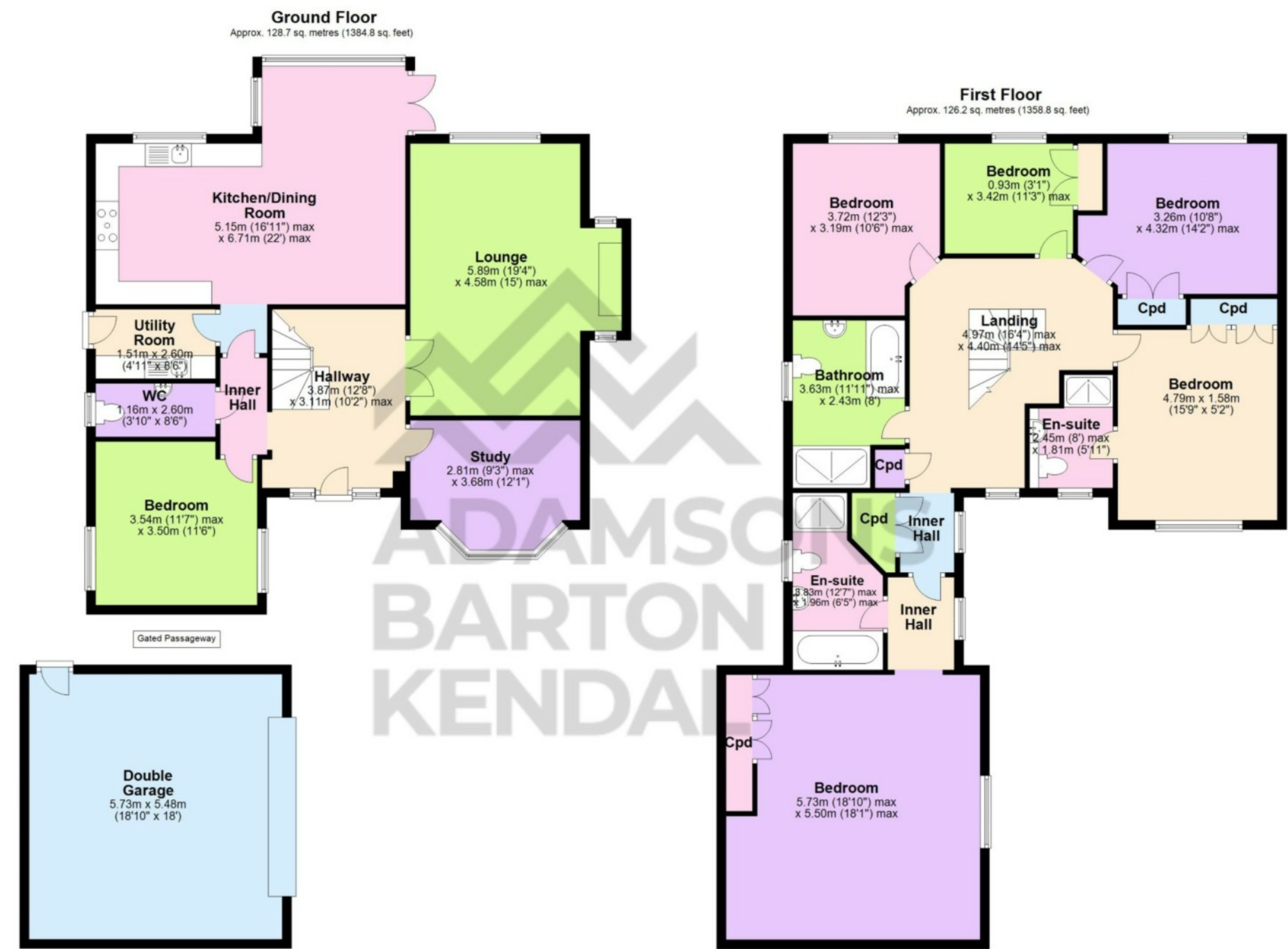
Other Information

The property is understood to be Freehold
 Services - All mains services including a gas fired central heating system
 Council Tax Band - G
 EPC Rating - to be confirmed



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VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS ADAMSONS BARTON KENDAL



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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