



**Somerset Grove  
Cutgate, Rochdale OL11 5YS  
OFFERS IN EXCESS OF £380,000**



**ADAMSONS BARTON KENDAL** are delighted to introduce to the market this extended four bedroom family home, situated in a popular location in close proximity to both Cutgate precinct and Norden village, and benefiting from a large and imposing corner plot with a wonderful open aspect to the front. The property itself offers generous accommodation and briefly comprises at ground floor of a spacious hallway, large lounge with double aspect windows, open plan dining space with serving hatch to a fitted kitchen. Also on the ground floor is the fourth bedroom and the recent addition of a shower room which was previously a WC/Cloakroom. At first floor level, there is a large extended master bedroom with an en-suite, a further two double bedrooms and a family bathroom suite.

There are gardens to both the front, side and rear of the property with well stocked borders and well maintained lawn. The property is offered for sale with no onward chain, and early viewing is recommended.

**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**

Hall

Lounge – 6.66m x 3.65m (21'10" x 12'0")

Dining Room – 3.18m x 2.75m (10'5" x 9'0")

Kitchen – 3.52m x 2.96m (11'7" x 9'9")

Bedroom Four – 3.00m x 2.96m (9'10" x 9'9")

WC – 1.77m x 1.46m (5'10" x 4'9")



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## First Floor

Landing

Master Bedroom – 5.40m x 3.20m (17'9" x 10'6")

En-Suite – 3.20m x 1.22m (10'6" x 4'0")

Bedroom Two – 3.83m x 3.00m (3.65m x 3.28m (12'0" x 10'9"))

Bedroom Three – 3.83 x 3.00m (12'7" x 9'10")

Bathroom – 2.37m x 1.90m (7'9" x 6'3")



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### Externally

A wealth of local amenities are all close by including primary and secondary schools, shops and leisure facilities such as Rochdale Golf Club. Owing to its generous plot size, the property boasts sizeable gardens to the front, side, and rear which include patios, areas of lawn and well stocked borders. There is the additional benefit of a large paved driveway for multiple vehicles and a single garage. It is noted that there has been previous planning permissions for a second garage extension to the side of the property which has since lapsed.

### Other Information

The property is understood to be Freehold

Council Tax Band - E

Gas fired central heating (combi condensing boiler)

Cavity wall insulation



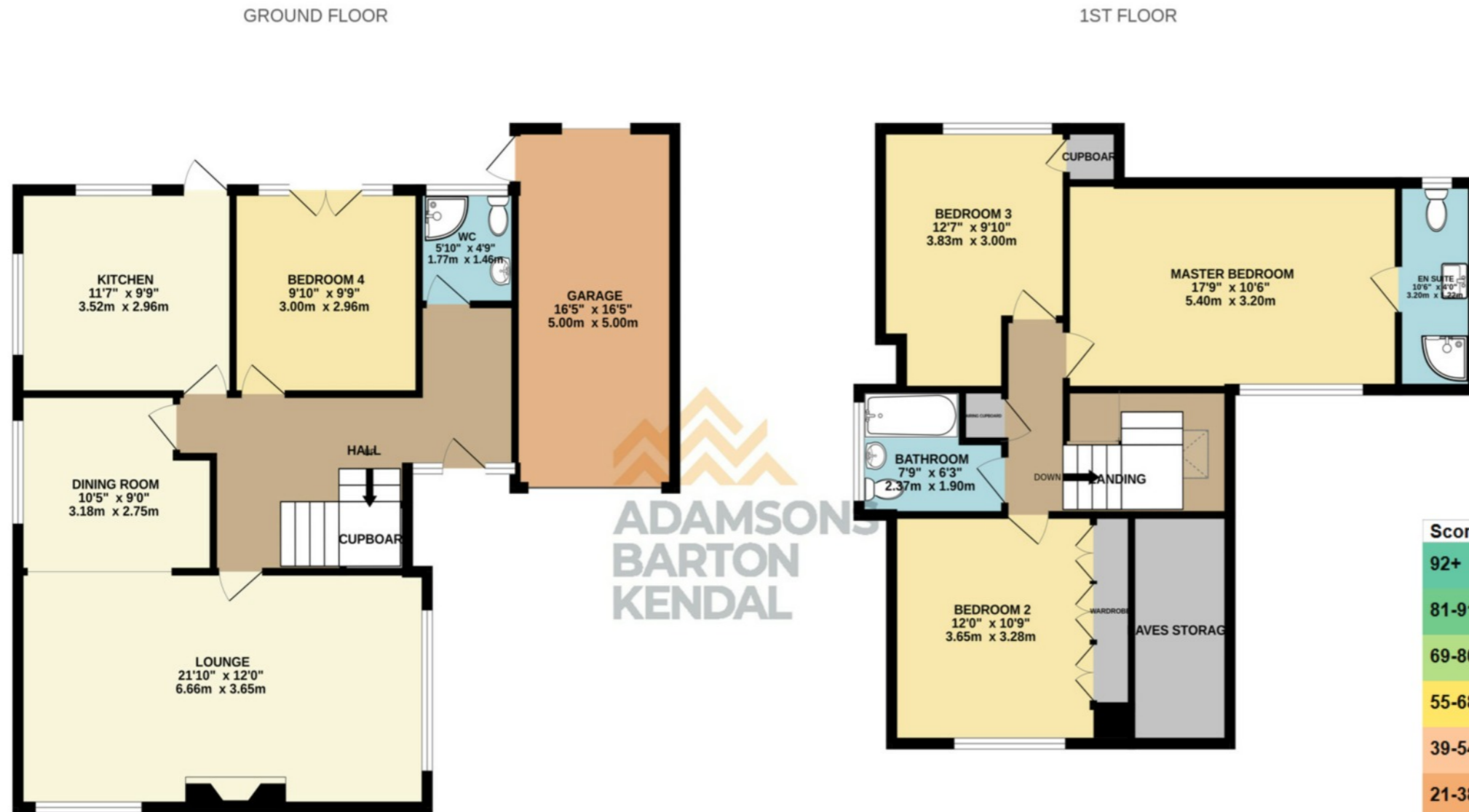




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# VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS ADAMSONS BARTON KENDAL



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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w - [abkproperty.co.uk](http://abkproperty.co.uk) e - [sales@abkproperty.co.uk](mailto:sales@abkproperty.co.uk)

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