



 RESIDE

16 St Georges Road | Norden | Rochdale OL11 5YN

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# 16 St Georges Road

## Norden | OL11 5YN

Situated on the doorstep of the sought-after Norden Village, this detached family home offers over 3500sqft of versatile accommodation. Perfectly suited for family life, the property seamlessly blends generous living spaces with practical design and the added benefit of a self-contained apartment.

Upon entering the main residence, you are welcomed by a spacious entrance hall that sets the tone for the rest of the home. The ground floor provides a superb range of living accommodation, including a spacious lounge, formal dining room, and a dedicated study - ideal for home working. A breakfast kitchen forms the heart of the home, complemented by a conservatory that overlooks the rear garden, creating a bright and inviting space for everyday living. Further additions include a utility room, separate WC, and a fully equipped gym with sauna.

To the first floor, the property continues to impress with four generous double bedrooms, two of which benefit from ensuite facilities. A stylish family bathroom serves the remaining bedrooms, while an additional large reception room offers flexibility as a second lounge, games room, or potential fifth bedroom.

A standout feature of this residence is the self-contained apartment positioned above the double garage, ideal for extended family or guests. Accessed via its own private entrance at ground level, the apartment comprises a spacious lounge/dining area, fitted kitchen, double bedroom, shower room, utility room, and separate WC - providing complete independence from the main house.

Externally, the property is equally impressive. Set behind secure electronic cast iron gates, the home enjoys a substantial driveway offering ample off-road parking. To the rear, a beautifully landscaped garden provides a private and tranquil outdoor space, perfect for entertaining or relaxing with family.

This is a rare opportunity to acquire a substantial and versatile home in one of the area's most desirable locations, combining luxury, space, and flexibility in equal measure.





To view this property call Reside on **01706 356633**





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"Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale".