



Pargate Chase
Norden, Rochdale OL11 5DZ
OFFERS INVITED IN THE REGION OF £875,000

Adamsons Barton Kendal are privileged to market this exceptional 5/6-bedroom luxury detached family home, offering a superb standard of accommodation with luxurious fixtures and fittings, air conditioning and solar panels. The property occupies an extensive plot with beautifully landscaped gardens to both the front and rear.

Situated on the edge of Norden Village, close to Rochdale Golf Course, the property enjoys countryside walks on its doorstep. Viewing is essential to fully appreciate the exceptional calibre of accommodation on offer. The property has been meticulously renovated throughout by the proud owners and briefly comprises, at ground floor level, a welcoming reception hall with a central staircase leading to the first floor, together with a range of useful storage cupboards.

There are three spacious reception rooms, with the dining room opening into a modern fitted kitchen, complete with luxury Neff appliances and an American-style fridge freezer. A utility room and conservatory further complement the extremely spacious ground floor accommodation.

The garage has been divided to provide an additional playroom and a second utility area, but could easily be converted back into a double garage, with the original garage doors still in situ.

At first floor level, there is a fabulous master bedroom with walk-in wardrobe and dressing room, together with four further bedrooms, all immaculately presented and benefiting from Hammond fitted wardrobes. The sixth bedroom is currently utilised as a storage area and also benefits from fitted wardrobes. There are two immaculate en-suite bathrooms, along with an additional family bathroom.

Externally, the property is set within beautifully landscaped gardens to both the front and rear and benefits from a block-paved driveway to the front, providing ample off-street parking.

The property is not overlooked and enjoys a pleasant outlook. Additional features include a burglar alarm system with CCTV, solar panels which reduce the gas and electric bills to approximately £100 per month, and an air conditioning system to most rooms, which is invaluable given the current climate.

The property is offered to the market with no onward chain and is presented in genuine 'turnkey' condition.

This exceptional family home must be viewed to be fully appreciated

5 Pargate Chase, Norden, Rochdale OL11 5DZ

Ground Floor

Entrance HALL

Central staircase to the upper floor, under stair storage space

VANITY ROOM

Low level wc, wash hand basin, heated towel rail, tiled walls

STUDY - 3.6 x 2.4 metres

LOUNGE - 3.6 x 5.5 metres

A wonderfully presented reception room with dual aspect windows

DINING AREA - 4.3 x 3.3 metres

Patio doors leading out into the rear garden

KITCHEN / FAMILY ROOM - 4.9 x 4.1 metres

A central work station, range of perimeter wall and base units with quality work surfaces and a range of Neff appliances incorporating a 5 ring hob, double oven, microwave, coffee machine and dishwasher, American fridge freezer, under-floor heating, double glazed patio doors leading out to the rear

CONSERVATORY - 2.7 x 4.2 metres

Laminate flooring, air conditioning unit

UTILITY ROOM - 3.6 x 1.7 metres

Single drainer sink unit, plumbing for automatic washing machine and dryer

GARAGE (converted to provide 2 additional rooms - see below)

PLAYROOM

Second UTILITY AREA

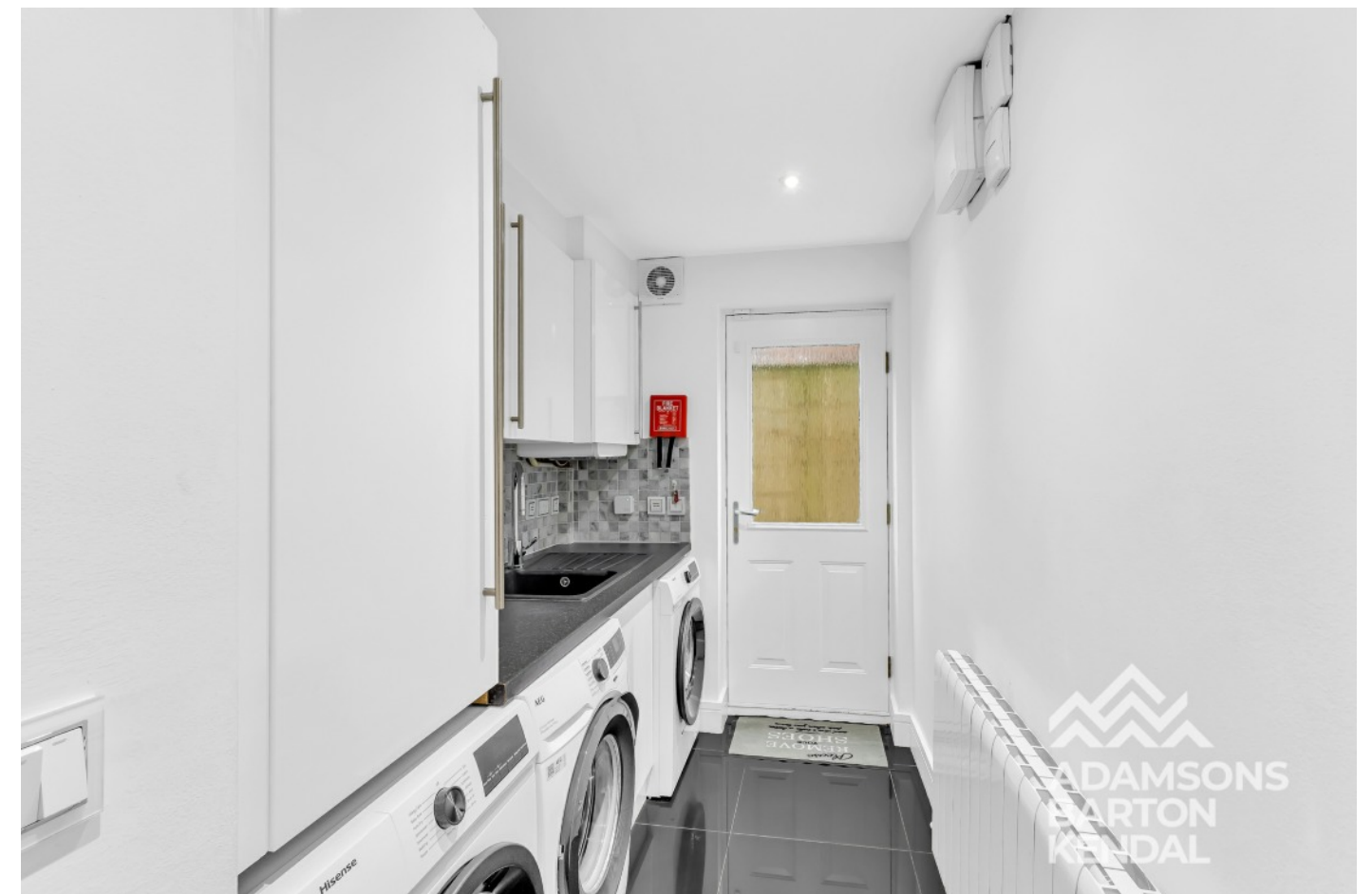
Sink unit, solar panel unit



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First Floor

LANDING

Storage cupboards

MASTER BEDROOM - 4.7 x 3.5 metres

A wonderful, spacious main bedroom with a range of Hammond fitted wardrobes

WALK-IN WARDROBE

EN-SUITE SHOWER ROOM - 2.7 x 1.4 metres

Shower cubicle, low level wc, wash hand basin, heated towel rail, tiled walls

GUEST BEDROOM - 4.3 x 3.9 metres

Range of Hammond fitted wardrobes

EN-SUITE SHOWER ROOM - 1.6 x 2.7 metres

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

BEDROOM THREE - 4.3 x 3.5 metres (front)

A spacious third bedroom with fitted Hammond wardrobes

BEDROOM FOUR - 3.8 x 2.5 metres

Range of fitted wardrobes, pleasant outlook to the rear over the gardens

BEDROOM FIVE - 3.3 x 2.7 metres

Currently utilised as a study and housing a range of office furniture

BEDROOM SIX / DRESSING ROOM - 2.6 x 2.0 metres

A smaller room housing fitted wardrobes which is currently utilised as a dressing room

Family BATHROOM - 2.6 x 2.1 metres

Panelled bath with shower above, pedestal wash hand basin, low level wc, bidet - stunning suite in white, tiled walls



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Externally

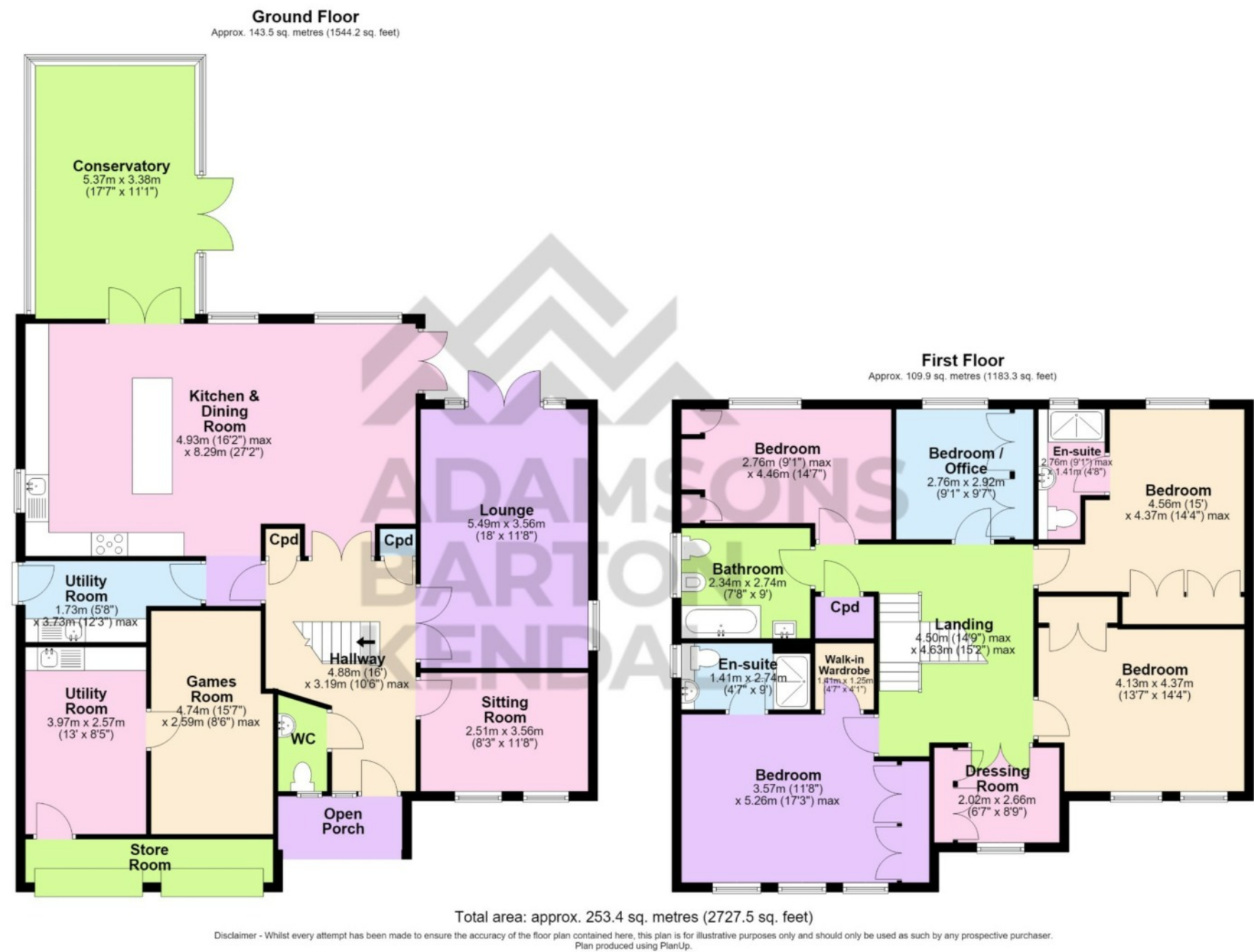
The property is set within landscaped gardens with a block paved driveway, providing off street parking.

To the rear, there is a large enclosed garden with porcelain flagged patio area, range of perimeter lighting and well stocked borders.

Roof Space

The loft has been partly boarded and is illuminated for storage purposes.

Tenure - Freehold
Council Tax Band - Band G
Energy Performance Cert - TBC



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