



 RESIDE

9 Knowl Syke Street | Wardle | Rochdale OL12 9PG



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Offering an enviable semi-rural setting on the edge of Wardle village, this beautifully presented detached family home combines generous accommodation, breathtaking views and a superb lakeside position.

Backing directly onto a tranquil lake and surrounded by rolling countryside, the property offers a rare opportunity to enjoy peaceful village living whilst remaining within easy reach of local amenities, schools and transport links.

an impressive breakfast kitchen and a substantial family room with bar area. A separate gym/utility area provides further flexibility and could suit a variety of uses.

To the first floor are four bedrooms and a contemporary family bathroom, offering comfortable accommodation for growing families.

From the moment you arrive, the home impresses with its attractive appearance and idyllic setting. To the rear, uninterrupted views stretch across the lake and surrounding countryside, creating a stunning backdrop that can be enjoyed throughout the seasons.

Externally, the property truly comes into its own. The landscaped rear garden enjoys a desirable waterside position, with decking, seating areas and a manicured lawn designed to maximise enjoyment of the spectacular lake views. The detached garden room with log burner offers an ideal home office, studio or entertaining space, all while overlooking the water.

Internally, the property has been thoughtfully improved and maintained to a high standard, offering stylish and versatile accommodation. The spacious layout is perfectly suited to modern family life, with a superb open-plan family room providing the heart of the home. Large, glazed openings frame the beautiful outlook and allow natural light to flood the interior, seamlessly connecting the indoor and outdoor spaces.

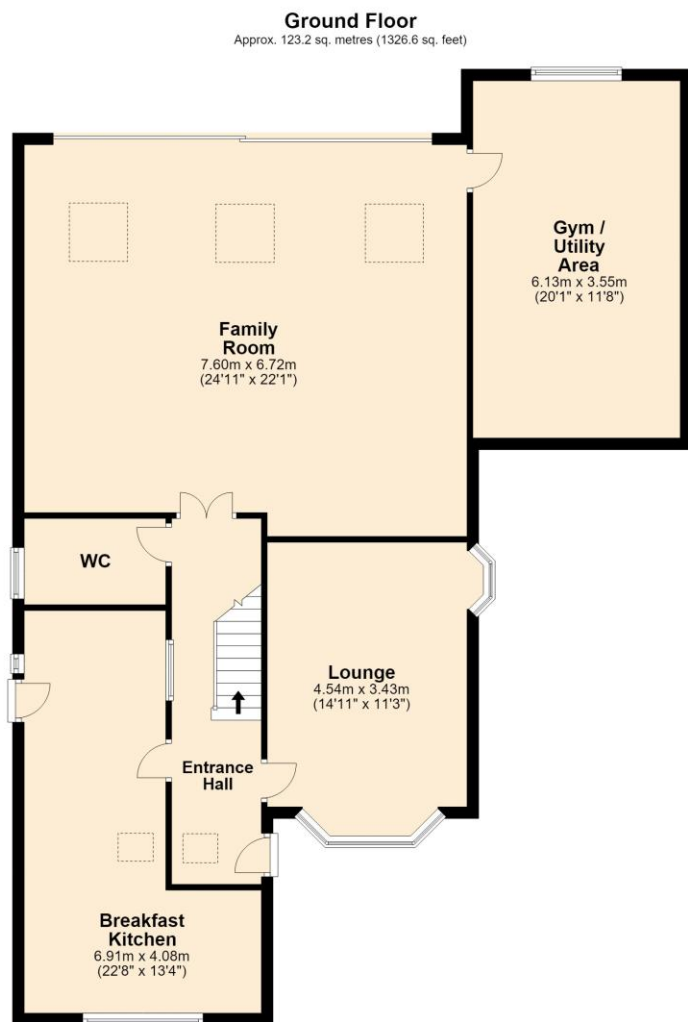
The property enjoys the perfect balance of countryside tranquillity and convenience, being located close to the centre of Wardle village, where a range of local shops, cafés, schools and everyday amenities can be found. Excellent road links provide easy access to Rochdale, Littleborough and the wider motorway network.

The accommodation briefly comprises an entrance hall, lounge, ground floor wc,





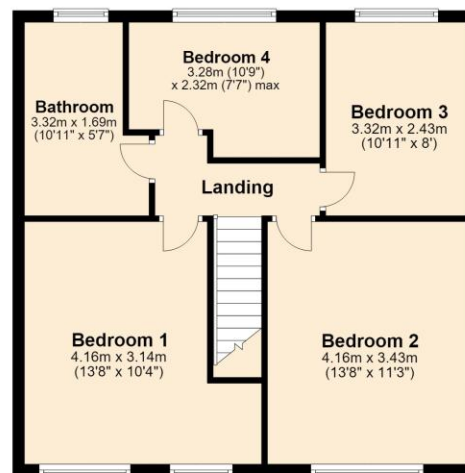
To view this property call Reside on **01706 356633**



Outbuilding
Approx. 12.5 sq. metres (135.0 sq. feet)



First Floor
Approx. 57.6 sq. metres (620.3 sq. feet)



Total area: approx. 193.4 sq. metres (2081.9 sq. feet)



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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".