



 RESIDE

22 Pargate Chase | Norden | Rochdale OL11 5DZ

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Norden | OL11 5DZ

A rare opportunity to acquire this exceptional five-bedroom executive detached residence, occupying a prime position within a prestigious development in Norden. Set against the backdrop of Rochdale Golf Course, the property enjoys a truly enviable setting with far-reaching, uninterrupted views.

The extended home showcases high-quality fixtures and fittings alongside thoughtfully designed living spaces ideal for modern family life. The ground floor comprises an entrance porch leading into a welcoming hallway, a substantial living room with bi-fold doors seamlessly connecting the interior to the garden, and an impressive open-plan kitchen, living and dining area forming the true heart of the home. Further accommodation includes a separate snug, formal dining room, utility room and downstairs wc, providing both flexibility and practicality.

Externally, the property occupies a generous plot with a substantial block-paved driveway providing ample off-road parking for multiple vehicles, leading to a detached double garage. To the rear, the property boasts a superb south-facing garden, predominantly laid to lawn with a paved patio area, creating an ideal setting for outdoor dining and entertaining. The garden takes full advantage of the spectacular open aspect, with uninterrupted views across the golf course, offering a peaceful and highly desirable outdoor retreat.

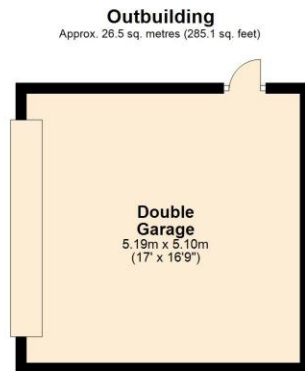
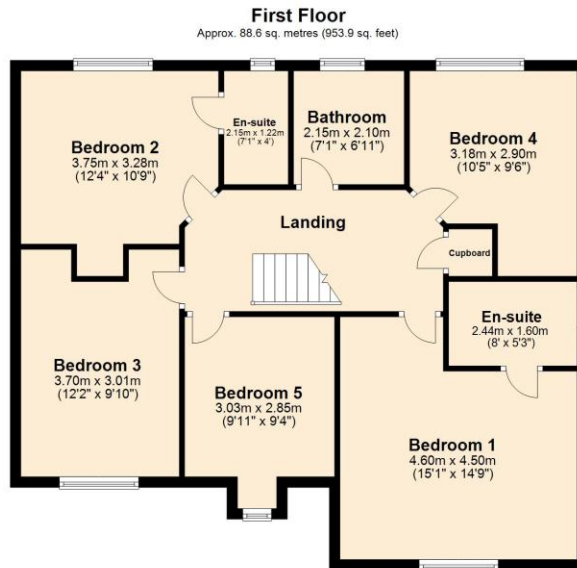
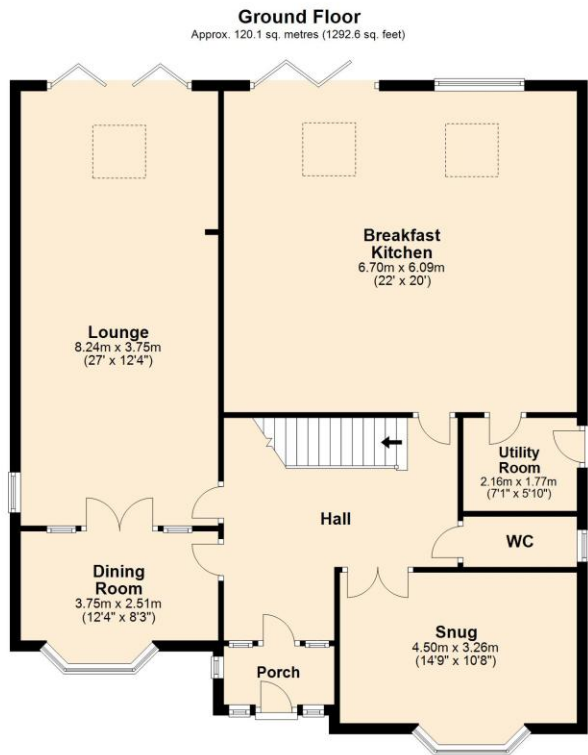
To the first floor, the property continues to impress with a luxurious principal bedroom suite featuring en-suite facilities, a second bedroom also benefiting from its own en-suite, and three further generously proportioned bedrooms. These are complemented by a beautifully appointed family shower room, finished to a high specification.





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





Total area: approx. 235.2 sq. metres (2531.6 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".