



4 Pargate Chase

Norden | Rochdale | Greater Manchester | OL11 5DZ

MSW HEWETSONS



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Guide Price of £695,000

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A prestigious detached family home situated in a highly desirable quiet position in one of Norden's most sought after residential areas. Great access to local facilities and services whilst easily commutable to the main business centres of the North-West. Immaculately presented with beautiful decor and high-quality fixtures and fittings throughout. The property has the benefit of full gas fired central heating together with Upvc double glazing throughout and electric thermostatically controlled under floor heating to main kitchen living area. Detached double garage, ample parking with "Tesla" charging point, private lawned gardens with high-quality decking and patio barbecue.

Construction

The Property is constructed of brickwork with pitched tiled roof supported on timber.

Accommodation Comprising;

Reception Hallway

Double glazed steel and timber panelled entrance door with side panels leading to impressive open reception hallway with central staircase leading to minstrel's gallery surrounding landing to first floor accommodation. Porcelain tiled floor, low voltage ceiling lighting, coved ceiling.

Cloakroom

Containing pedestal wash hand basin with tiled splash backs, low level wc, porcelain tiled floor, single panel central heating radiator, ceiling spotlight fitting and extractor fan.

Store Cupboard

Understairs storage cupboard with cloaks hanging.

Lounge

Multi-paned double glazed doors leading to lounge. Original chimney breast with Upvc double glazed windows to rebates. Original flue still installed but presently not used. Wall mounted TV, two double panel central heating radiators, coved ceiling, low voltage spotlighting, double glazed Upvc French doors with side windows.

Dining Room

Twin Upvc double glazed windows to front elevation, single panel central heating radiator, coved ceiling.

Study

Upvc double glazed twin windows to front elevation, single panel central heating radiator.

Breakfast Kitchen

Porcelain tiled floors throughout with underfloor digitally controlled electric heating.

Kitchen Area

Range of high quality fitted furniture including base and wall units with complimentary black 'Nero Supernova Quartz' work surfaces and splash backs, one and a half bowl sink with chrome mixer tap, built in 'AEG' four ring induction hob with 'AEG' wall mounted brushed steel extractor unit with illumination over. Built in 'Electrolux' electric double oven and grill, built in 'Electrolux' dishwasher, built in 'Electrolux' freezer. Upvc double glazed windows to rear elevation with views to patio and lawn areas. LED ceiling lighting.

Breakfast Area

UPVC double glazed window to gable elevation, double panel central heating radiator, wall mounted black high gloss storage cabinets.

Particulars of sale

Family Room

Porcelain tiled floor, LED ceiling lighting, Upvc double glazed French doors with side panels, double glazed window to inner gable.

Utility Room

Fitted base and wall units, single drainer stainless steel sink unit, plumbed for washing machine, power for condenser drier. Porcelain tiled floor, single panel central heating radiator, wall mounted gas boiler providing domestic hot water and central heating, extractor fan, double glazed half glazed steel and timber side door.

First Floor

Staircase

Traditional central staircase with timber balustrade, leading to minstrel's gallery around landing.

Landing

Open landing area with vaulted ceiling and feature double glazed Upvc arched triple window. Two single panel central heating radiators. Airing cupboard with fitted cylinder and linen storage.

Bedroom One

Excellent principal bedroom with separate dressing area, double glazed French doors with wrought iron Juliette balcony, Upvc double glazed windows to inner and rear elevations, LED ceiling lighting. Range of fitted mirror fronted 'Hammonds' wardrobes with bedside cabinets and dressing table.

En Suite Shower Room

Fully porcelain tiled shower room/wet room, glazed screen shower fitment 'Duravit' wash

hand basin, vanity unit with drawer beneath, chrome mixer tap, 'Duravit' wall mounted wc, 'Duravit' wall mounted bidet, Upvc double glazed window to gable elevation, two wall mounted chrome radiator towel rails, extractor fan, LED ceiling lighting.

Bedroom Two

Upvc twin double glazed windows to front elevation, built in wardrobes, single panel central heating radiator, ceiling LED lighting.

En Suite Shower Room

Containing full double shower cubicle with ceramic walls and floors, pedestal wash hand basin, illuminated wall mounted mirror fitment, low level wc, chrome radiator towel rail, Upvc double glazed side window LED lighting to ceiling.

Bedroom Three

Upvc double glazed window to rear elevation, single panel central heating radiator, timber effect laminate flooring, built in wardrobes, ceiling spotlights.

Bedroom Four

Upvc double glazed twin windows to front elevation, single panel central heating radiator, timber effect laminate flooring, built in wardrobes, ceiling spotlight.

Bedroom Five

Upvc double glazed window to rear elevation, single panel central heating radiator, timber effect laminate flooring, built in wardrobes, ceiling spotlight.

House Bathroom

Containing four piece suite comprising handle grip panel bath with hand shower fitment, full shower cubicle with 'Mira' shower fitment,

pedestal wash hand basin with , illuminated wall mounted mirror fitment, low level wc, ceramic tiled floor, half ceramic tiled walls, Upvc double glazed window to gable elevation, double panel central heating radiator, ceiling spot cluster and extractor fan.

External

Entrance

The property is approached off Pargate Chase onto a private metalled driveway servicing two properties.

Gardens

Lawned garden with retaining brick wall with stone tops, side garden area with shrubs, lawn and mature trees.

The principal garden areas are to the rear of the property and mainly laid to lawn, with timber fencing and laurel hedging and original stone wall, with 'Ecoscape' composite decking. Between the rear of the garage and the rear lawn is a yard storage area with steel storage shed.

Garage

Detached double garage with electrically operated up and over door, light and power installed. Wall mounted 'Tesla' recharging point.

Parking

Parking for four vehicles.

Services

Mains electricity, mains gas, mains sewerage, BT fibre broadband

Tenure

Freehold with the benefit of vacant possession upon legal completion.

Council Tax

Band G payable to Rochdale Council.

Please Note: MSW Hewetsons, their clients and any joint agents give notice that; They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

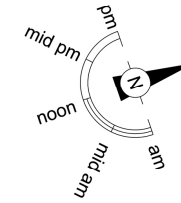
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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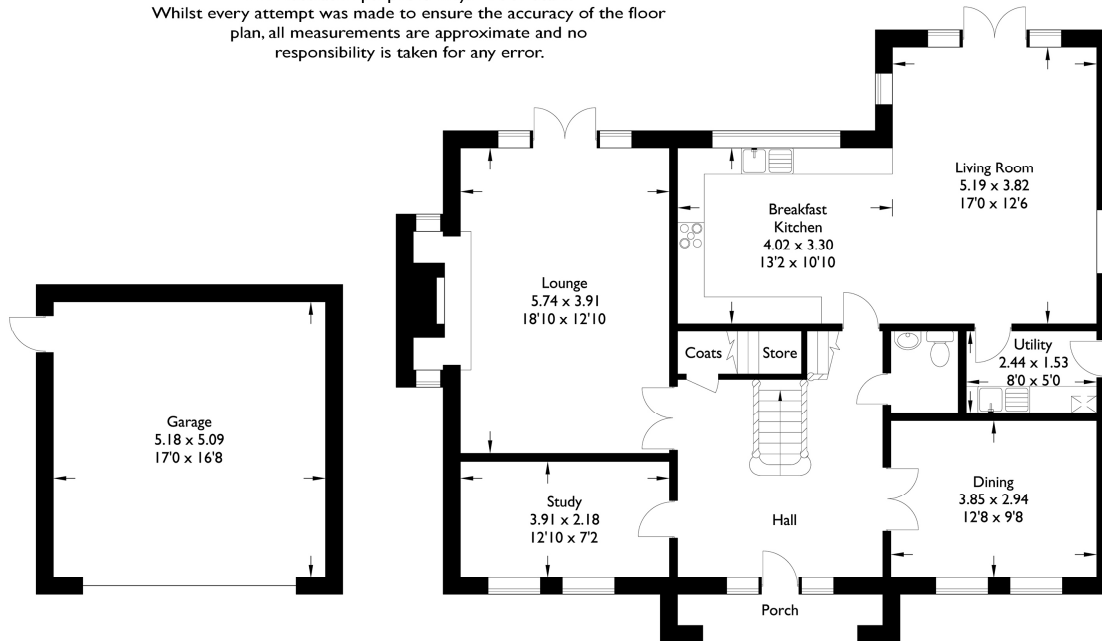
Approximate Gross Internal Area : 213.08 sq m / 2293.57 sq ft

Garage : 26.36 sq m / 283.73 sq ft

Total : 239.44 sq m / 2577.31 sq ft

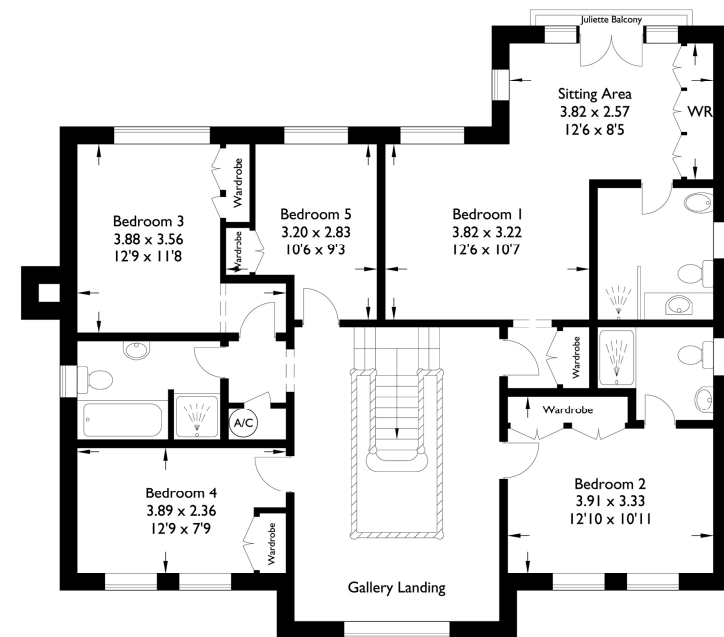


For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Garage

Ground Floor



First Floor

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