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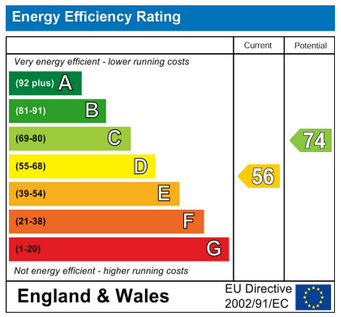

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Forsyth Street, Rochdale, OL12 7RF

Offers In Excess Of £650,000

IMPRESSIVE FOUR BEDROOM DETACHED FAMILY HOME

Positioned on an imposing plot at the head of a cul-de-sac in sought after Norden village, this exquisite four-bedroom detached character property offers a perfect blend of original features and character. With three spacious reception rooms, including two inviting living areas and a snug space, this home is designed for both relaxation and entertaining.

The heart of the home is the well-appointed kitchen, which is complemented by a separate utility space, ensuring practicality for everyday living. The property boasts three bathrooms, including a recently renovated modern shower room on the first floor, providing convenience for family and guests alike. Each of the four double bedrooms are generously sized, with the master bedroom featuring an en-suite bathroom suite, creating a private retreat.

Set on a substantial plot, this property benefits from stunning wrap-around gardens that are perfect for outdoor enjoyment along with two brick-built outbuildings to the rear. The gated driveway leads to an integral double garage and an additional single garage which offers ample parking and storage options. Additionally, the large cellar space provides further potential for development or storage.
The property boasts spacious living accommodation throughout, with impressive room sizes and versatility. The peaceful location in Norden is highly sought after, making it an ideal choice

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4 2 2 D

- Outstanding Detached Property
- Fitted Kitchen
- Gated Off Road Parking, Double & Single Garage
- EPC Rating D
- Four Bedrooms
- Abundance of Living Space
- Tenure Freehold
- Two Bathrooms
- Wraparound Gardens & Two Outbuildings
- Council Tax Band TBC

Ground Floor

Entrance Vestibule

5'8 x 4'2 (1.73m x 1.27m)

Composite double glazed frosted front door, coving and hardwood single glazed frosted door and windows to hall.

Hall

16'10 x 5'8 (5.13m x 1.73m)

Central heating radiator, coving, smoke detector, wood panelled elevations, open to lounge, dining room, doors leading to kitchen, WC, snug/office, door to stairs to lower ground floor and stairs to first floor.

Lounge

16'3 x 15'11 (4.95m x 4.85m)

Two hardwood single glazed windows, central heating radiator, coving and electric fire with decorative mantel and brick surround.

Dining Room

16'2 x 15'7 (4.93m x 4.75m)

Hardwood single glazed window, hardwood single glazed frosted internal window, central heating radiator, coving and electric fire with wooden mantel.

WC

6'9 x 5'7 (2.06m x 1.70m)

UPVC double glazed frosted window, central heating radiator, low basin WC, vanity top wash basin with traditional taps and wood cladding to ceiling.

Kitchen

16'4 x 10'10 (4.98m x 3.30m)

UPVC double glazed window, hardwood single glazed window, central heating radiator, range of panelled wall and base units with granite work surfaces, tiled splashback, composite one and a half bowl sink and drainer with mixer tap, integrated high rise Smeg oven and microwave, four ring Smeg induction hob and extractor hood, integrated dishwasher, integrated fridge freezer, smoke detector, tiled flooring and hardwood single glazed frosted door to rear hall.

Rear Hall

3'10 x 3'7 (1.17m x 1.09m)

Meter cupboard, tiled flooring and hardwood door to rear.

Snug/Office

11'0 x 10'10 (3.35m x 3.30m)

Hardwood single glazed window, central heating radiator, coving, doors leading to utility and inner hall.

Utility

6'10 x 4'3 (2.08m x 1.30m)

Hardwood single glazed window, range of panelled wall and base units with granite effect work surfaces, tiled splashback, stainless steel sink with mixer tap and plumbing for washing machine.

Inner Hall

10'4 x 8'5 (3.15m x 2.57m)

Smoke detector, wood cladding to ceiling, spotlights, partially tiled elevations, tiled flooring, open to double garage, door to WC and hardwood single glazed frosted door to rear.

WC

5'7 x 3'0 (1.70m x 0.91m)

Hardwood single glazed frosted window, low basin WC, wall mounted wash basin with traditional taps, wood cladding to ceiling and tiled flooring.

Double Garage

26'2 x 17'6 (7.98m x 5.33m)

Power, lighting, central heating radiator, wood cladding to ceiling, part wood panelled elevations, integrated bar, stainless steel sink with traditional taps, tiled flooring and up and over garage door.

Lower Ground Floor

Cellar Room One

27'0 x 5'5 (8.23m x 1.65m)

Cellar Room Two

16'5 x 15'5 (5.00m x 4.70m)

First Floor

Landing

15'8 x 9'2 (4.78m x 2.79m)

UPVC double glazed window, central heating radiator, coving, smoke detector, doors leading to four bedrooms and shower room.

Bedroom One

16'6 x 15'9 (5.03m x 4.80m)

Two UPVC double glazed windows, central heating radiator, coving, fitted wardrobe and sliding door to en suite.

En Suite

11'3 x 7'10 (3.43m x 2.39m)

Hardwood single glazed window, central heating radiator, double vanity top wash basins with mixer taps, low basin WC, bidet, tiled panel bath with mixer tap and tiled elevations.

Bedroom Two

15'3 x 11'3 (4.65m x 3.43m)

UPVC double glazed frosted window, hardwood single glazed window, central heating radiator, coving, fitted wardrobe and pedestal wash basin with traditional taps.

Bedroom Three

16'1 x 10'8 (4.90m x 3.25m)

Two UPVC double glazed windows, central heating radiator and coving.

Bedroom Four

15'1 x 10'10 (4.60m x 3.30m)

Two hardwood single glazed windows, central heating radiator and coving.

Shower Room

10'3 x 4'11 (3.12m x 1.50m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, walk-in direct feed rainfall shower with rinse head, PVC panelling to ceiling, spotlights, tiled elevations and tiled flooring.

External

Rear

Enclosed wraparound garden with paving, stone chippings, bedding areas, mature shrubbery and two brick built outbuildings.

Front

Laid to lawn garden, mature shrubbery, bedding areas, paving, steps, gated driveway access, to double and single garage.

Garage

16'5 x 9'3 (5.00m x 2.82m)

Power, lighting and up and over garage door.

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