



28 Pargate Chase, Rochdale

Offers in Region of £730,000





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Rochdale, Rochdale

*** EXECUTIVE DETACHED PROPERTY / FIVE BEDROOMS / THREE RECEPTION ROOMS INC OFFICE / TWO EN-SUITES / STUART FRAZER SIEMATIC KITCHEN/UTILITY ROOM / BI-FOLDS LEADING TO LANDSCAPED GARDENS / ASPECT VIEWS OVER ROCHDALE GOLF CLUB FAIRWAYS / WELL PRESENTED THROUGHOUT / CUL-DE-SAC LOCATION / STUNNING FAMILY HOME / VIEWINGS ESSENTIAL ***

Council Tax band: G

Tenure: Freehold

- Executive Detached Property
- Five Bedrooms
- Three Reception Rooms Inc Office
- Stuart Frazer Siematic Kitchen/Utility Room
- Bi-Folds Leading to Landscaped Garden
- Two En-suite Shower Rooms
- Driveway Parking & Double Garage
- Aspect Views of Rochdale Golf Club Fairways
- Cul-De-Sac Location
- Stunning Family Home



Entrance Hall

10' 6" x 13' 10" (3.2m x 4.21m)

Front facing entrance door and windows, radiator, neutral décor, staircase leading to the first floor, built in storage cupboard, solid wood flooring, spacious and open feel giving access to all ground floor rooms.

Lounge

19' 7" x 13' 11" (5.96m x 4.25m)

Front and rear facing double glazed windows and rear facing double glazed French doors giving access to the landscaped rear garden, two radiators, neutral décor, ceiling coves, brick built Inglenook fire place with feature beam.

Dining Room

11' 6" x 11' 6" (3.5m x 3.5m)

Side facing double glazed windows, radiator, ceiling coves, neutral décor, dining or seating area, solid wood flooring.

Office/Study

11' 9" x 6' 10" (3.58m x 2.08m)

Front facing double glazed bay window, radiator, neutral décor, currently being used as a reception but could be used as a home office if needed.

Breakfast Kitchen

21' 4" x 18' 8" (6.5m x 5.7m)

Rear and side facing double glazed windows and rear facing Bi-fold doors giving access to the landscaped rear garden, two radiators, neutral décor and ceiling spot lights. Fully fitted Siematic kitchen supplied by Stuart Frazer with high gloss finish, Caesarstone worktops and splash backs, Neff appliances which include integrated fridge, freezer, wine cooler, double oven, microwave/single oven, warming drawer, dishwasher, induction hob with extractor over, LED coloured lighting and stainless steel Franke sink with mixer tap. Four stool breakfast bar area with LED coloured lighting and tiled floor.





Utility Room

Side facing door, radiator, neutral décor, fully fitted Siematic utility room supplied by Stuart Frazer with a matt finish, Caesarstone worktops and splash backs, Franke stainless steel sink with mixer tap. space for a washing machine and tumble dryer, tiled floor.

Guest WC

Side facing double glazed frosted window, radiator, two piece suite in white comprising WC and vanity hand basin with storage, part tiled walls and tiled floor.

First Floor Landing

16' 4" x 14' 3" (4.99m x 4.34m)

Front & side facing double glazed windows, radiator, neutral décor, gallery landing, loft hatch, built in storage.

Bedroom One

Front facing double glazed window, two radiators, vaulted ceiling, fully fitted wardrobes & storage, space for dressing table and mirror, aspect views over Rochdale Golf Course Fairways.

Ensuite

12' 6" x 6' 2" (3.81m x 1.88m)

Side facing double glazed frosted window, radiator, three piece suite comprising of WC, vanity hand basin with storage and walk in shower, tiled walls and floor.

Bedroom Two

13' 5" x 11' 2" (4.1m x 3.41m)

Front facing double glazed window, radiator, neutral décor, double room, fully fitted wardrobes and storage, aspect views over Rochdale Golf Course Fairways.

Ensuite

8' 1" x 5' 10" (2.46m x 1.78m)

Front facing double glazed frosted window, radiator, three piece suite comprising of WC, pedestal sink and walk in shower, part tiled walls.





Bedroom Three

16' 5" x 10' 5" (5m x 3.18m)

Rear facing double glazed window, radiator, neutral décor, double room, fully fitted wardrobes and storage, aspect views over Rochdale Golf Course Fairways.

Bedroom Four

13' 4" x 10' 4" (4.06m x 3.15m)

Rear facing double glazed window, radiator, neutral décor, fully fitted wardrobes and storage, double room, aspect views over Rochdale Golf Course Fairways.

Bedroom Five

9' 1" x 7' 3" (2.76m x 2.2m)

Rear facing double glazed window, radiator, neutral décor, fully fitted wardrobes and storage, aspect views over Rochdale Golf Course Fairways, currently being used as a home office.

Family Bathroom

7' 7" x 7' 10" (2.3m x 2.38m)

Side facing double glazed frosted window, radiator, four piece suite comprising WC, pedestal sink, panel bath and walk in shower, part tiled walls.

Double Garage

19' 2" x 17' 11" (5.84m x 5.46m)

Side facing double garage door, space for two cars.

Revilo Insight

Tenure: Freehold / Title No: GM892611 / Class Of Title:

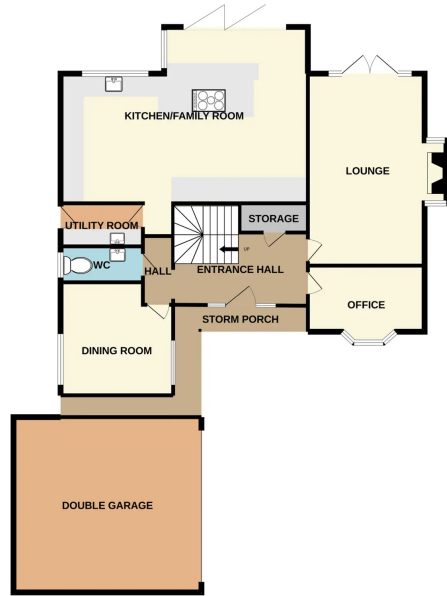
Absolute / Tax Band: G / Parking: Double Garage & Drive.

The property offers landscaped gardens with planting beds to borders, substantial lawned garden, porcelain tiled patio, fenced boundaries and fantastic aspect views over the Rochdale Golf Club Fairways.

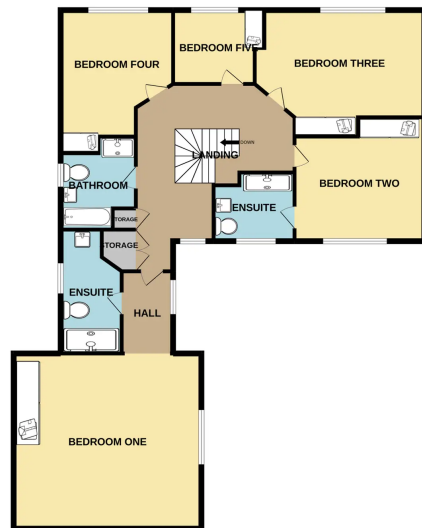
Double garage and driveway parking.



GROUND FLOOR
1531 sq.ft. (142.2 sq.m.) approx.



1ST FLOOR
1353 sq.ft. (125.7 sq.m.) approx.



TOTAL FLOOR AREA : 2883 sq.ft. (267.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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