



 RESIDE

23 Somerset Grove | Cutgate | Rochdale OL11 5YS

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# 23 Somerset Grove

## Cutgate | OL11 5YS

Welcome this extended detached true bungalow nestled within one of the most coveted developments in the area, offering unparalleled access to the amenities of the picturesque Norden village and within walking distance of the prestigious Rochdale golf course.

Step inside to discover a spacious and inviting interior, meticulously designed to accommodate modern living. The expansive lounge area is bathed in natural light, creating a warm and welcoming ambiance for relaxation and entertainment. Adjacent, the breakfast kitchen is a culinary haven, equipped with top-of-the-line appliances, sleek countertops, and ample storage space.

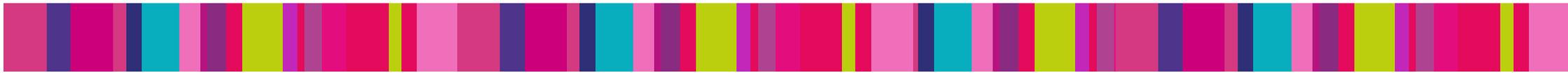
a serene oasis for outdoor enjoyment and al fresco dining. Whether hosting gatherings with friends or simply enjoying a peaceful evening under the stars, the outdoor space offers endless possibilities.

Additionally, a double garage and driveway provide ample parking space for multiple vehicles, adding convenience and practicality to daily life.

This bungalow features two beautifully appointed bedrooms, with the main including a substantial sized dressing room. The versatility of this spacious bungalow can be found in second lounge which could easily be used as an additional bedroom for guests and family. Each bedroom offers a tranquil retreat, ensuring comfort and privacy for every member of the household.

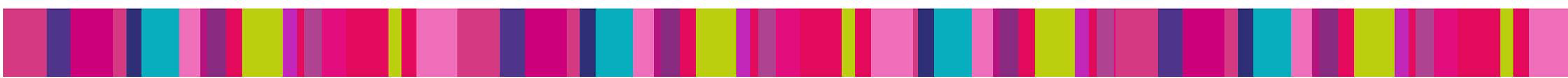
With its prime location on the doorstep of Rochdale Golf Course and Norden Village, residents can enjoy easy access to a wealth of amenities, including boutique shops, quaint cafes, and scenic walking trails. Additionally, excellent transport links ensure effortless connectivity to surrounding areas, making this bungalow the epitome of convenient and luxurious living.

Outside, the property is enveloped by low maintenance gardens, providing





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



**Ground Floor**  
Approx. 171.4 sq. metres (1845.0 sq. feet)



Total area: approx. 171.4 sq. metres (1845.0 sq. feet)

Reside Estate Agency  
Plan produced using PlanUp.



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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".