



 RESIDE

48 Somerset Grove | Cutgate | Rochdale OL11 5YS

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Welcome to this fabulous, detached house located on the doorstep of Norden village. This property offers fantastic potential and the option to extend, making it an ideal opportunity for those looking to create their dream home.

As you approach the house, you are greeted by a well-maintained exterior and a large driveway that provides ample parking space leading to the garage. The front garden has a carefully manicured lawn, adding to the property's curb appeal.

Upon entering the home, you are welcomed into a spacious entrance hall. Heading into the living areas, they feature large windows that allow natural light to flood the space. The interior boasts a cosy atmosphere throughout and the potential for further customisation to suit your preferences.

The kitchen is well-equipped with modern appliances and ample counter and storage space. It opens into the conservatory, creating a perfect space for entertaining guests or enjoying the outlook across the gardens from the comfort within during the colder months.

The house currently offers two generously sized double bedrooms, each fitted with wardrobes and eaves storage. Additionally, there is a versatile room that can be used as a third bedroom, a home office, or a playroom, depending on your needs.

One of the standout features of this property is its incredible potential for extension. The layout allows for seamless expansion, providing you with the opportunity to tailor the space to your specific requirements. Whether you envision adding an extra bedroom, or a larger living area and kitchen, the possibilities are endless.

The rear of the property boasts South facing gardens that back onto Rochdale golf course, offering a serene and scenic backdrop. Enjoy your morning coffee on the patio whilst overlooking the lush greenery, creating a peaceful retreat right in your own back garden.

The location is a key highlight, with Norden village just a stone's throw away. Here, you'll find a charming array of local shops, cafes, and amenities, creating a close-knit community feel. The proximity to Rochdale golf course adds to the appeal, providing a beautiful and tranquil setting for outdoor enthusiasts.

In summary, this three-bedroom detached house presents a unique opportunity to create a home tailored to your preferences, with the added bonus of superb gardens and a location that combines convenience and natural beauty.



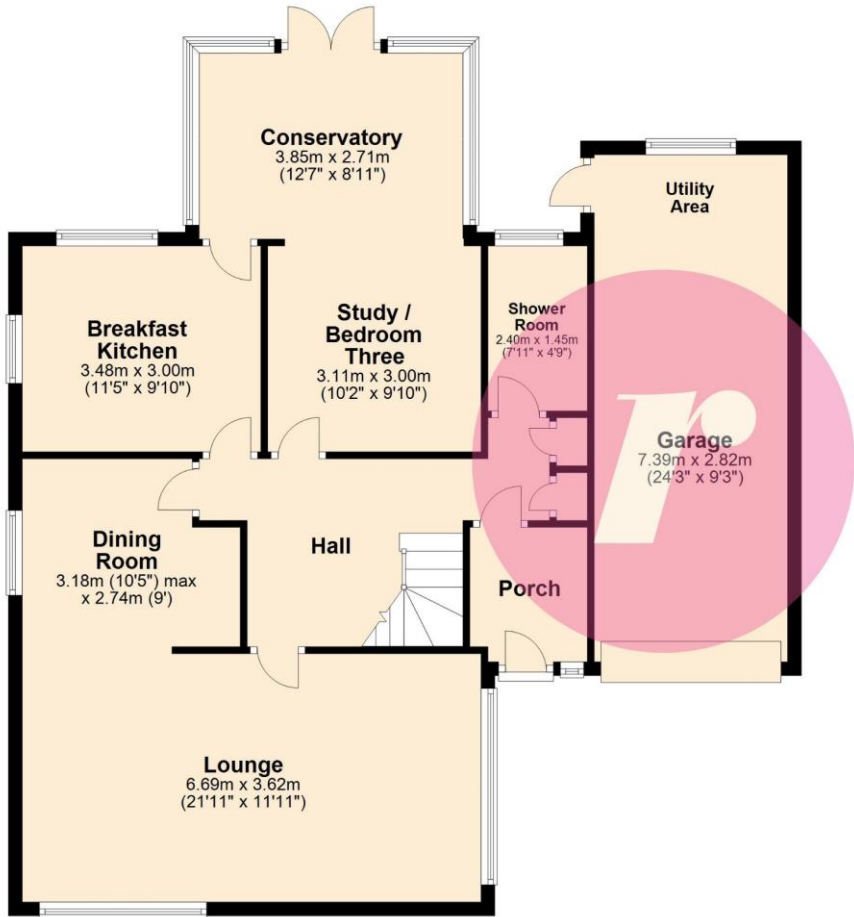


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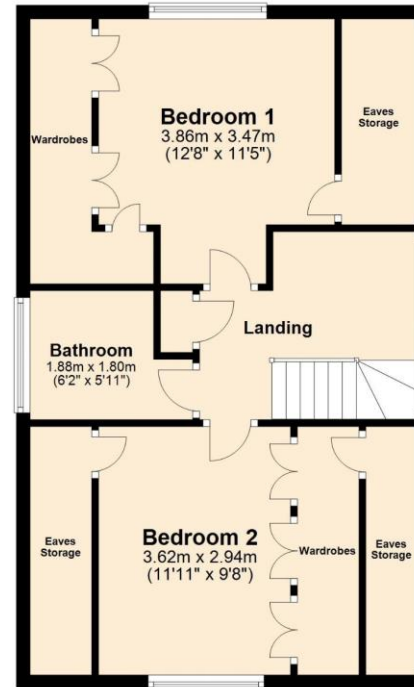
Ground Floor

Approx. 105.6 sq. metres (1136.7 sq. feet)



First Floor

Approx. 54.2 sq. metres (583.4 sq. feet)



Total area: approx. 159.8 sq. metres (1720.1 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".