

Syke Road, Rochdale OL12 9TE

Asking Price £350,000



ADAMSONS BARTON KENDAL are delighted to introduce this exceptionally spacious four bedroom semi detached family home in the sought after location of Syke. Occupying an extensive plot with expansive gardens to both the front and rear, this impressive property enjoys open views across Syke Common to the front, while to the rear it boasts truly stunning, far-reaching countryside views, stretching for miles across rolling hills and out towards the motorway.

Viewing Strongly Recommended

Head Office : 122 Yorkshire Street, Rochdale OL16 1LA
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The property benefits from cavity wall insulation and features a driveway and an exceptionally large integral garage, accessible both internally and externally, providing space for up to three vehicles and already incorporating a dedicated utility area and a separate shower room, offering excellent practicality and flexibility.

Internally, the home offers a versatile dining room which could be used as a home office or fifth bedroom, an inviting porch and entrance hall, and a very large living room which was formerly two separate sitting areas, now flooded with natural light from large windows to either side and enhanced by a charming log burner. The fitted stainless steel kitchen has been extended to create a spacious kitchen diner, ideal for family living, while to the rear there is a cosy sun room perfectly positioned to take full advantage of the exceptional countryside views, making it an ideal space for summer months.

To the first floor is a generous master bedroom with en suite shower room comprising a walk-in shower, WC and wash basin, two further bedrooms enjoying immaculate rear-facing views, and a fourth room currently utilised as a home office.

Externally, the garden is a real standout feature — extremely extensive in size, offering excellent privacy and featuring a greenhouse, a workshop to the bottom of the garden and a store house, along with significant potential to extend further and fully maximise the scale of the plot. Ideally located close to local amenities, a short walk into the town centre, on a local bus route and within easy reach of highly regarded schools and restaurants, this home is perfectly suited to growing families.

Properties of this size, with such generous plots and commanding views, rarely come to market, and with pre-market enquiries already received, early registration of interest is highly recommended.

THE ACCOMMODATION COMPRISES:

(Measurements are approximate to the nearest 0.1m and for guidance only and they should not be relied upon for the fitting of carpets or the placement of furniture). No checks have been made on any fixtures and fittings or services where connected (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property).

Ground Floor

Garage: 8.81m x 5.08m

Utility Room: 2.53m x 1.42m

Shower Room

Kitchen: 3.65m x 5.36m

Sun Room: 3.95m x 3.08m

Lounge: 6.76m x 3.83m

Hallway: 4.06m x 2.11m

Dining Room: 3.01m x 3.16m



First Floor

Bedroom 1 : 3.95m x 3.50m

Bedroom 2: 2.71m x 4.38m

Bedroom 3 : 3.00m x 4.82m

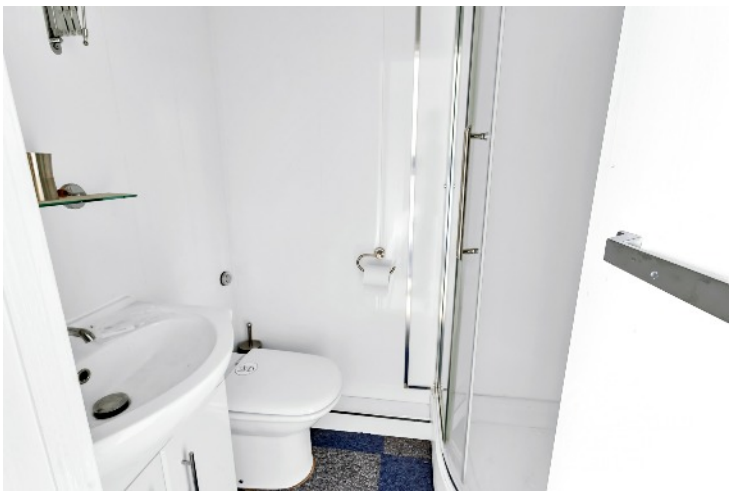
Bedroom 4 : 3.65m x 2.18m

Bathroom: 1.90m x 2.54m

Landing: 2.68m x 3.42m





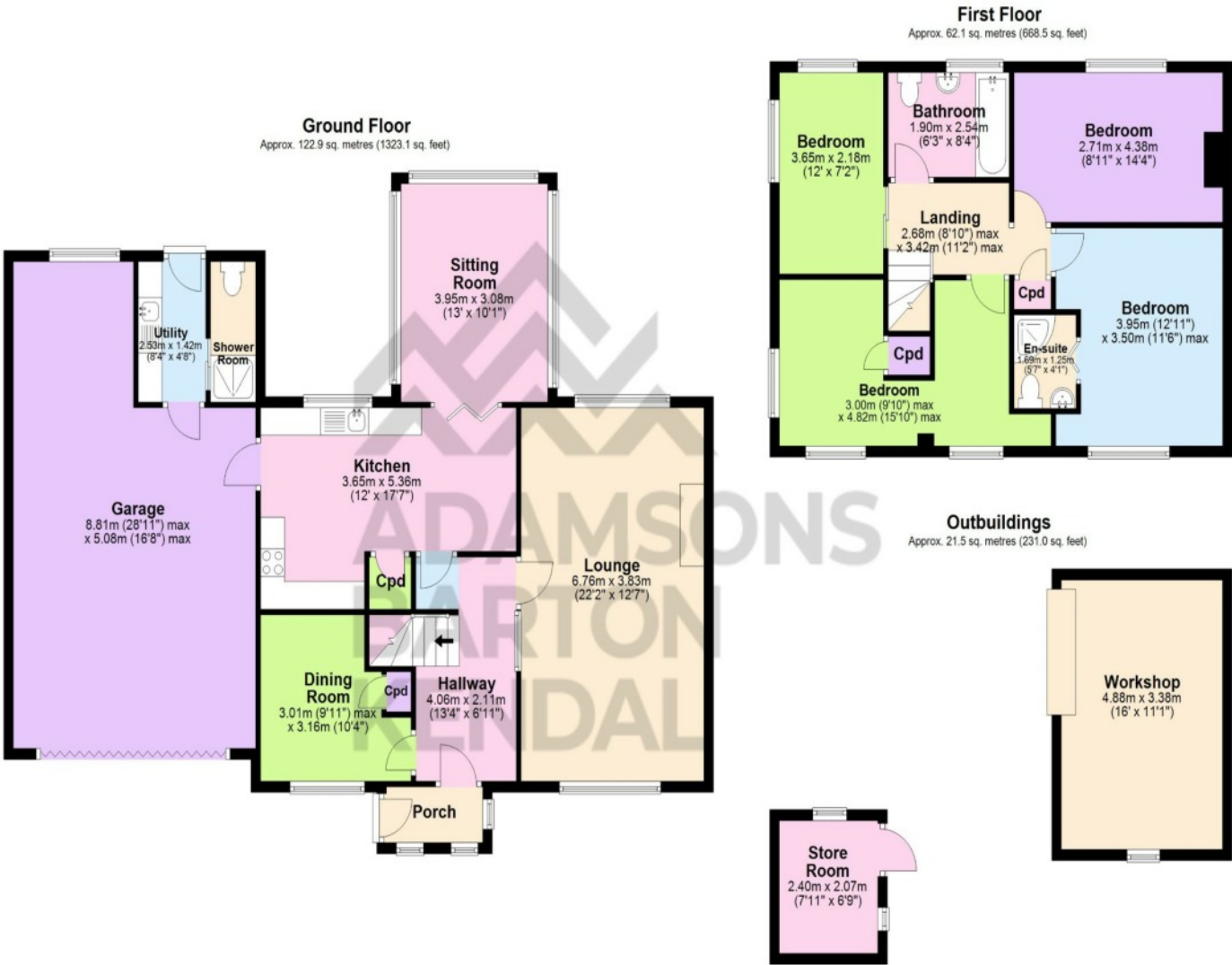


Additional Information

Council Tax Band - D
Energy Performance Cert - C72
Tenure - TBC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

VIEWING STRICTLY BY APPOINTMENT WITH
ADAMSONS BARTON KENDAL



Total area: approx. 206.5 sq. metres (2222.5 sq. feet)

Disclaimer - Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, this plan is for illustrative purposes only and should only be used as such by any prospective purchaser.
Plan produced using PlanUp.

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