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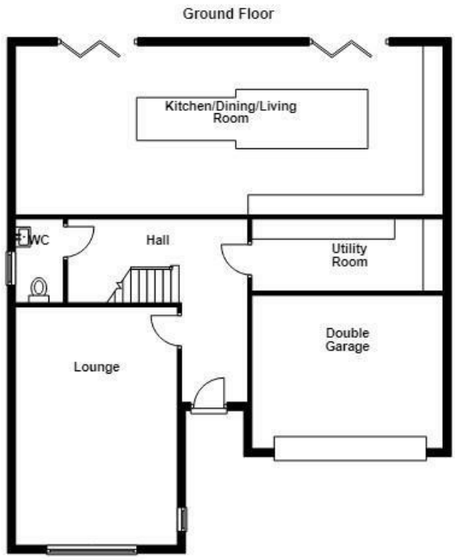

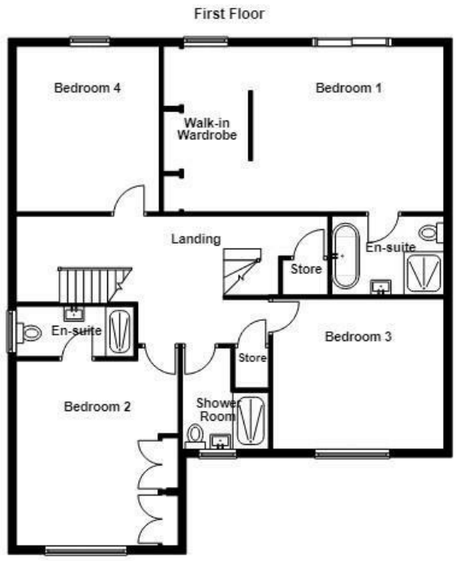

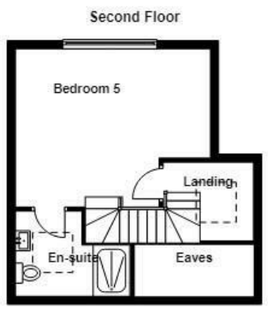

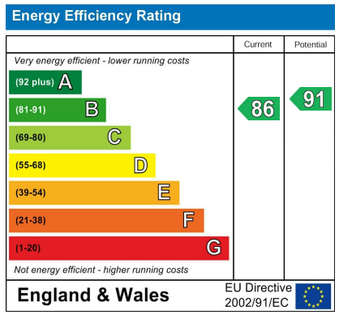

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Bury Road, Bamford, Rochdale, OL11 4AU

£925,000

EXECUTIVE DETACHED FAMILY HOME SET WITHIN EXCEPTIONALLY PRIVATE GROUNDS

Privately approached via its own lane in the heart of the highly sought-after area of Bamford, this impressive five-bedroom detached family residence occupies a substantial plot and offers an exceptional combination of space, privacy and contemporary luxury.

Impeccably presented throughout, the property has been finished to an exacting standard, with beautifully appointed interiors, premium fixtures and fittings, and a carefully considered layout designed around modern family living.

The centrepiece of the home is a spectacular, individually designed open-plan kitchen, dining and living space. Generously proportioned and flooded with natural light, the room features expansive bi-folding doors opening onto the rear garden, creating a seamless connection between the interior and exterior and providing an exceptional space for both everyday family life and entertaining.

Further accommodation to the ground floor includes an elegant separate lounge, a well-appointed utility room, a convenient WC and an integral double garage, combining practicality with

Bury Road, Bamford, Rochdale, OL11 4AU

£925,000

5 4 3 B

- Tenure Freehold
- Ample Off Road Parking For Numerous Vehicles With Access To A Double Garage
- Modern Open Plan Living/Dining/Kitchen Area
- Easy Access To Major Network Links
- Council Tax Band G
- Occupying A Substantial Plot
- Private Property And Not Overlooked
- EPC Rating B
- Five Generously Sized Bedrooms
- Enviable Garden Space

Ground Floor

Entrance

Composite double glazed frosted door to the hallway.

Hallway

15 x 14’9 (4.57m x 4.27m’2.74m)

Upright central heating radiator, spotlights, smoke alarm, tiled flooring, single glazed door to the lounge, aluminium single glazed double doors to the open plan kitchen/dining/lounge, door to the WC, staircase with glass balustrade to the first floor.

WC

6’9 x 4 (1.83m’2.74m x 1.22m)

UPVC double glazed frosted window, chrome heated towel rail, a two piece suite comprising of a dual flush WC, wall mounted wash basin with mixer tap, tiled elevations, spotlights, extractor fan, tiled flooring.

Lounge

19’6 x 13’3 (5.79m’1.83m x 3.96m’0.91m)

Two UPVC double glazed leaded windows, central heating radiator, upright central heating radiator, spotlights, media wall with electric living flame fire, integrated sound system, television point.

Utility Room

15’8 x 5’11 (4.57m’2.44m x 1.52m’3.35m)

Upright central heating radiator, a range of matte black wall and base units, granite effect surface, inset composite sink and drainer with a high spout mixer tap, integrated washing machine and dryer, under unit lighting, pelmet lighting, tiled flooring, door to the double garage.

Double Garage

15’8 x 12’7 (4.57m’2.44m x 3.66m’2.13m)

Power, lighting, wood effect laminate flooring, up and over garage door.

Kitchen/Dining/Living Room

34’10 x 13’10 (10.36m’3.05m x 3.96m’3.05m)

Two upright central heating radiators, a range of matte black wall and base units, granite surface, inset composite one and a half bowl sink with mixer tap, integrated electric high rise Neff double oven and combination microwave with a five ring induction hob and pull out extractor hood, integrated fridge freezer, dishwasher and wine cooler, integrated dining table, centre island, integrated pantry, pelmet lighting, under unit lighting, media wall with slate effect and glossed panelling, electric living flame fire, television point, tiled flooring, two aluminium double glazed bi folding doors to the rear.

First Floor

Landing

25’9 x 10’4 (7.62m’2.74m x 3.05m’1.22m)

Central heating radiator, smoke alarm, storage cupboard, wood panelled elevations, under staircase storage cupboard, doors to four bedrooms, shower room and staircase to the first floor.

Bedroom One

16’3 x 13’9 (4.88m’0.91m x 3.96m’2.74m)

Central heating radiator, spotlights, television point, fabric cushioned elevations, mirrored elevations, television point, UPVC double glazed French doors to the Juliette balcony, open to the walk in wardrobe, door to the en suite.

Walk In Wardrobe

13’10 x 7 (3.96m’3.05m x 2.13m)

UPVC double glazed window, fitted open wardrobes, shelving, drawers and seating, spotlights.

En Suite

9’2 x 6’6 (2.74m’0.61m x 1.83m’1.83m)

UPVC double glazed frosted window, heated towel rail, a four piece suite comprising of a freestanding bath with mixer tap and rinse head, vanity top wash basin with mixer tap, double direct feed rainfall shower enclosure with rinse head, dual flush WC, tiled elevations, spotlights, extractor fan, tiled flooring.

Bedroom Two

16’3 x 13’2 (4.88m’0.91m x 3.96m’0.61m)

UPVC double glazed window, central heating radiator, fitted wardrobes and drawers, cushioned fabric and mirrored elevations, spotlights, door to the en suite.

En Suite

9’7 x 4’3 (2.74m’2.13m x 1.22m’0.91m)

UPVC double glazed frosted window, chrome heated towel rail, a three piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, double direct feed shower enclosure, tiled elevations, spotlights, tiled flooring.

Bedroom Three

14’1 x 12’1 (4.27m’0.30m x 3.66m’0.30m)

UPVC double glazed leaded window, central heating radiator, spotlights, acoustic wood panelled elevations, cushioned fabric elevations, television point.

Bedroom Four

13’10 x 11’1 (3.96m’3.05m x 3.35m’0.30m)

UPVC double glazed window, central heating radiator, spotlights.

Shower Room

8’4 x 7 (2.44m’1.22m x 2.13m)

UPVC double glazed frosted leaded window, heated towel rail, a three piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, double direct feed rainfall walk in shower with rinse head, tiled elevations, spotlights, extractor fan, tiled flooring.

Second Floor

Landing

7’5 x 6’5 (2.13m’1.52m x 1.83m’1.52m)

Velux window, central heating radiator, smoke alarm, eaves storage, door bedroom five.

Bedroom Five

16’9 x 13 (4.88m’2.74m x 3.96m)

UPVC double glazed window, central heating radiator, door to the en suite.

En Suite

9’5 x 7’8 (2.74m’1.52m x 2.13m’2.44m)

Velux window, heated towel rail, a three piece suite comprising of a double direct feed shower enclosure, dual flush WC, vanity top wash basin with mixer tap, tiled elevations, spotlights, extractor fan, tiled flooring.

External

Rear

Enclosed laid to lawn garden with paving, stone chippings, woodland views.

Front

Wood chippings, paving, double driveway, access to the garage.

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