



 RESIDE

100 War Office Road | Bamford | Rochdale OL11 5HX

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# 100 War Office Road

## Bamford | OL11 5HX

Nestled on a private plot, this charming three-bedroom detached property offers a perfect blend of comfort and style. Boasting spacious interiors, this property is ideal for families or those seeking a peaceful retreat.

The home is situated in the heart of Bamford, and hidden by hedge borders, offering a private and peaceful retreat.

Heading inside, a bright and airy lounge and dining room offers views of the gardens. This room includes a feature fireplace, creating a warm and inviting atmosphere. A delightful conservatory opens onto the rear garden, providing a perfect spot for relaxation and enjoying the garden views throughout the year.

Continuing into the kitchen, fully-fitted kitchen with high-end appliances, plenty of counter space, and access into the utility room. The adjoining guest cloakroom adds to the everyday convenience of this home.

Completing the ground floor, a generous main bedroom, features a large window allowing natural light to flood the room. Included with this bedroom is an en-suite.

Upstairs, two further double bedrooms with ample storage space, ideal for guests or family members. Finally, a contemporary family bathroom on the upper floor with a bathtub, shower, washbasin, and WC completes the accommodation.

Well-maintained gardens surround the property, featuring colourful flower beds, and manicured lawns. The garden offers several seating areas, ideal for outdoor dining and entertaining. A spacious detached garage provides ample space for a vehicle and additional storage. The driveway offers extra parking space for multiple cars.

Situated in a highly sought-after area, with easy access to local amenities, schools, and transport links, making it convenient for both daily commuting and leisurely activities.

This charming detached property is a rare find, offering a perfect blend of comfort, style, and privacy. Don't miss the opportunity to make this beautiful property your new home!



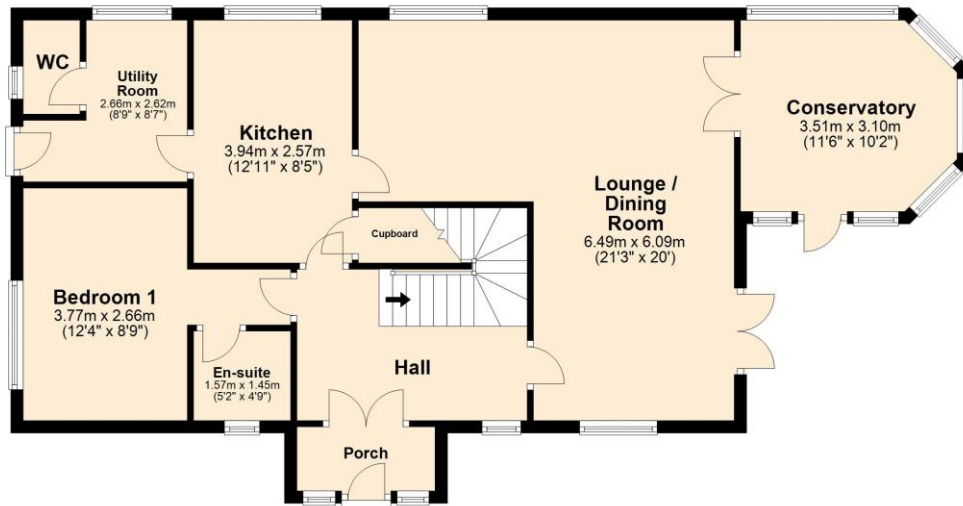


To view this property call Reside on **01706 356633**



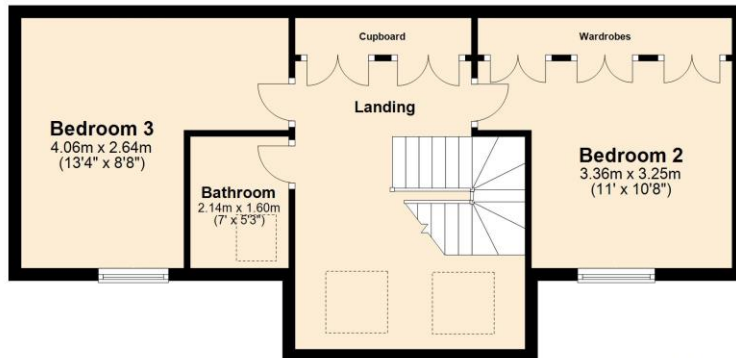
### Ground Floor

Approx. 87.9 sq. metres (945.6 sq. feet)



### First Floor

Approx. 51.7 sq. metres (556.2 sq. feet)

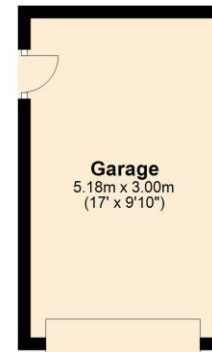


Total area: approx. 155.0 sq. metres (1668.9 sq. feet)

Reside Estate Agency  
Plan produced using PlanUp.

### Outbuildings

Approx. 15.5 sq. metres (167.2 sq. feet)



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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".