



55 Oulder Hill Drive | Bamford | Rochdale OL11 5LB

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# 55 Oulder Hill Drive

Bamford | OL11 5LB

Located on a highly sought-after development, this beautifully presented four-bedroom detached family home offers spacious and versatile living, ideal for modern family life. The property has been thoughtfully maintained and recently improved, creating a stylish and comfortable family home.

Upon entering the property, you are welcomed by a generous entrance hall that provides access to all principal ground floor rooms. To the front, there is a convenient downstairs WC, while the spacious lounge offers a bright and relaxing environment for family gatherings. The lounge flows seamlessly into a stunning orangery, which provides a second reception area with wonderful views over the rear garden—ideal for entertaining or simply enjoying the natural light throughout the seasons.

The heart of the home is a recently refurbished breakfast kitchen, thoughtfully designed with contemporary units, integrated appliances, and a breakfast bar area, making it perfect for informal dining and everyday family use. Upstairs, the property offers four well-proportioned bedrooms, including a main bedroom with its own en-suite shower room. A modern family bathroom serves the remaining

bedrooms, completing the upstairs accommodation.

Externally, the property continues to impress with a large driveway providing ample off-road parking and a detached double garage, which offers excellent potential for conversion into an annex, home office, or studio space (subject to the necessary planning consents). The rear garden is both private and well-maintained, featuring a lawned area, a patio ideal for al fresco dining, and a raised decking area perfect for relaxing or entertaining.

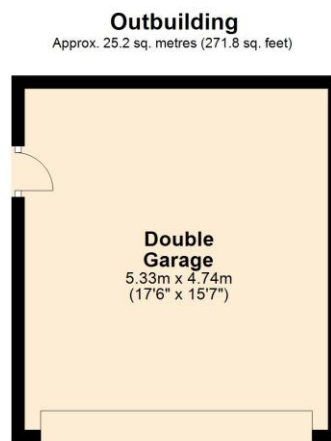
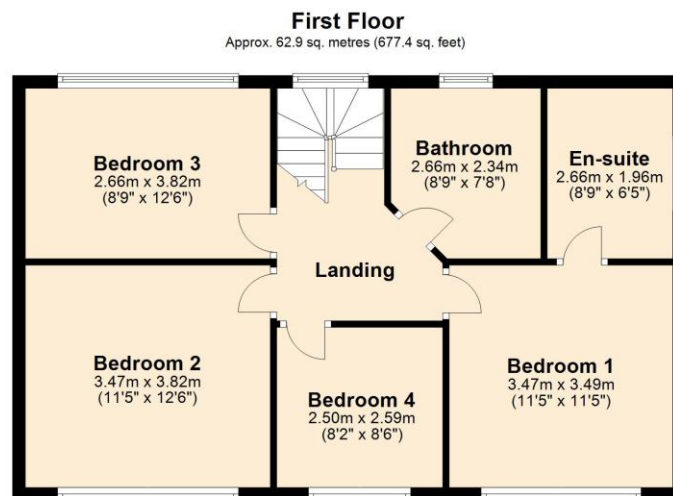
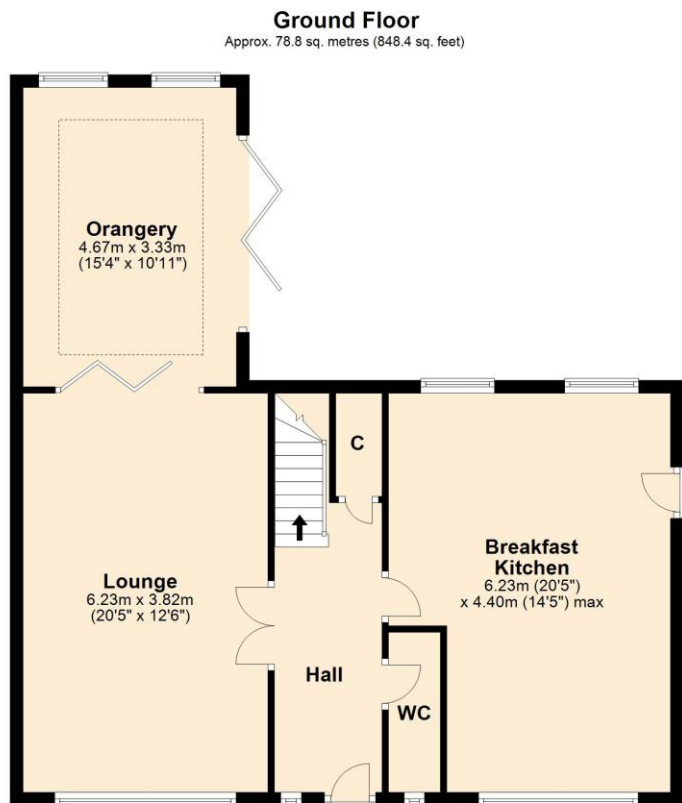
This superb family home combines space, style, and potential in a highly desirable location, with excellent local amenities, schools, and transport links nearby. Early viewing is highly recommended to fully appreciate everything this exceptional property has to offer.







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



Total area: approx. 167.0 sq. metres (1797.6 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".