



27 Norford Way | Bamford | Rochdale OL11 5QS

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Nestled on the highly sought-after Norford Way, this immaculate four-bedroom detached family home offers spacious and versatile living accommodation, perfect for modern family life, and benefits from a prime location backing onto open countryside with uninterrupted views.

Upon entering, you are welcomed by a bright and airy entrance hall which leads into a generous lounge with feature fireplace. Back across the hall, the snug – ideal for use as a second sitting room, playroom or home office.

Externally, the property enjoys a substantial frontage with a large driveway and additional double garage, offering ample off-road parking. To the rear is a beautifully maintained South-facing garden, enjoying all-day sun and backing directly onto open fields – creating a peaceful and private retreat ideal for family living or entertaining.

To the rear of the property is a superb open-plan breakfast kitchen, fitted with high-quality units and integrated appliances, flowing seamlessly into an impressive orangery with bi-folding doors opening onto the garden – the true heart of the home. A useful utility room and a modern fully tiled wet room complete the ground floor.

Situated in a quiet residential area, the property is within close proximity to excellent local schools, shops, parks and transport links, including easy access to the M62 motorway and Rochdale train station, making it ideal for commuters. This is a truly exceptional home offering space, style and countryside views rarely found – early viewing is highly recommended.

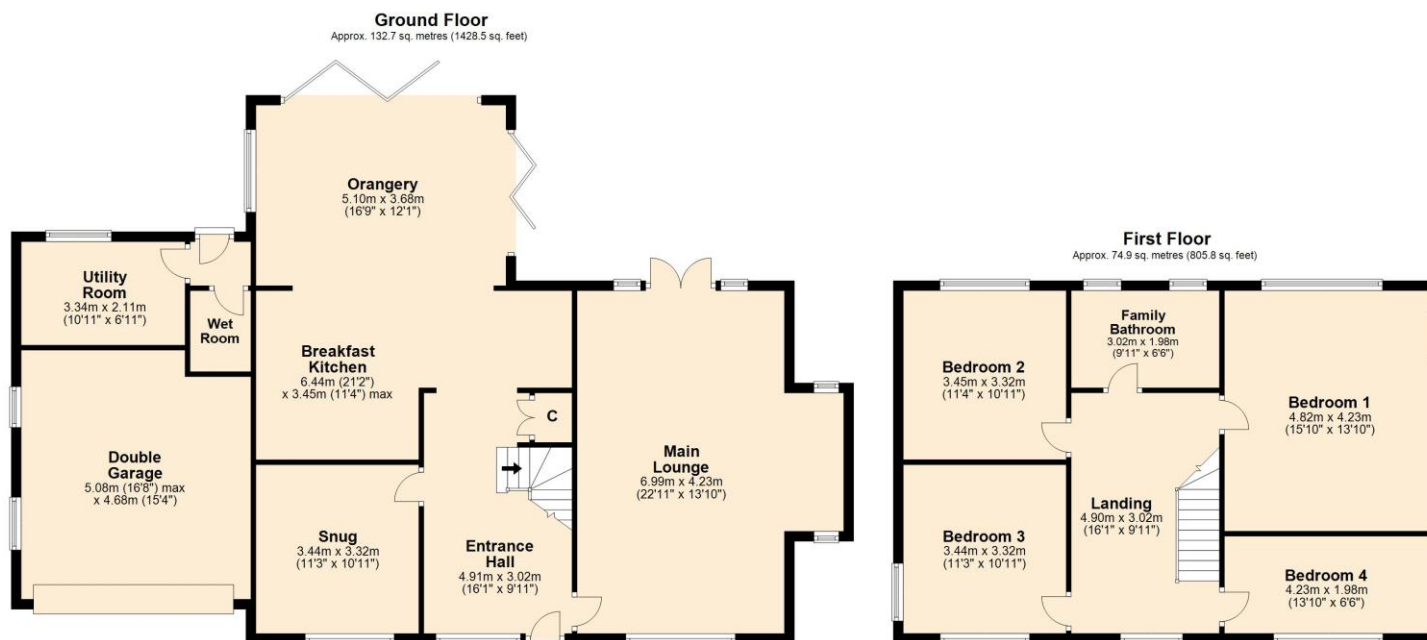
Upstairs, the property boasts four spacious and well-appointed bedrooms, three of which benefit from fitted storage, along with a contemporary family bathroom featuring a bath with separate shower, wash basin and WC.



RESIDE



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



Total area: approx. 207.6 sq. metres (2234.3 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".