



**r** RESIDE

16 Fletton Close | Shawclough | Rochdale OL12 6BF

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# 16 Fletton Close

Bamford | OL12 6BF

We are delighted to present this four-bedroom detached family home, prominently positioned on a corner plot within an extremely popular residential development. Boasting a South-West facing rear garden and triple driveway, the property offers both impressive kerb appeal and practical family living.

Step through the entrance porch into a welcoming hallway that sets the tone for this spacious home and leads you into a bright and comfortable lounge.

Upstairs, there are four well-proportioned bedrooms, three of which are generous doubles. The main bedroom benefits from its own en-suite shower room, while the stylish four-piece family bathroom offers a bath and separate shower.

The heart of the home is the stunning breakfast kitchen, fitted to a high standard and enhanced by bi-folding doors that open directly onto the garden, creating a seamless indoor-outdoor living experience perfect for modern family life and entertaining. The integral single garage includes a practical utility area and fitted storage, adding valuable functionality.

Externally, the South-West facing garden enjoys sunlight throughout the day and into the evening, making it ideal for outdoor relaxation and dining.

This beautiful home is located just a short distance from excellent local amenities and the scenic Healey Dell Nature Reserve, offering the perfect blend of convenience and countryside. With its generous plot, quality finishes, and desirable location, this is a rare opportunity not to be missed.



RESIDE



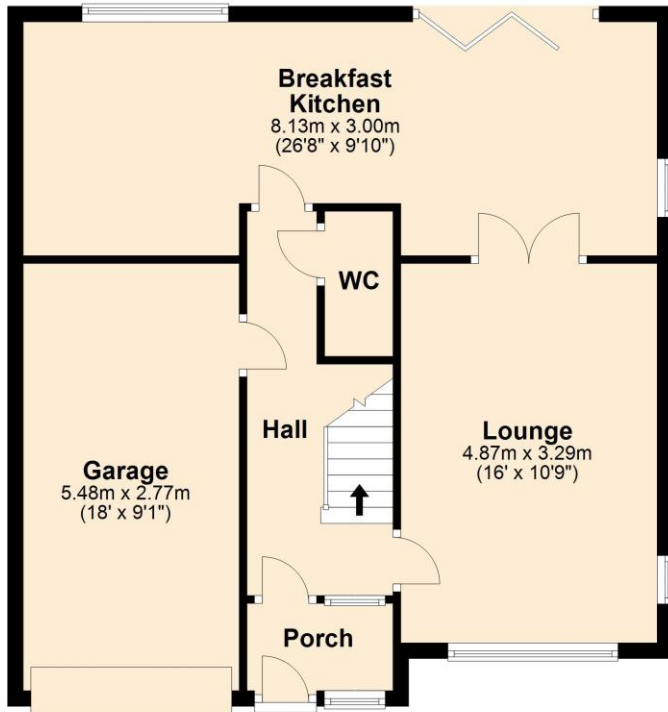


To view this property call Reside on **01706 356633**



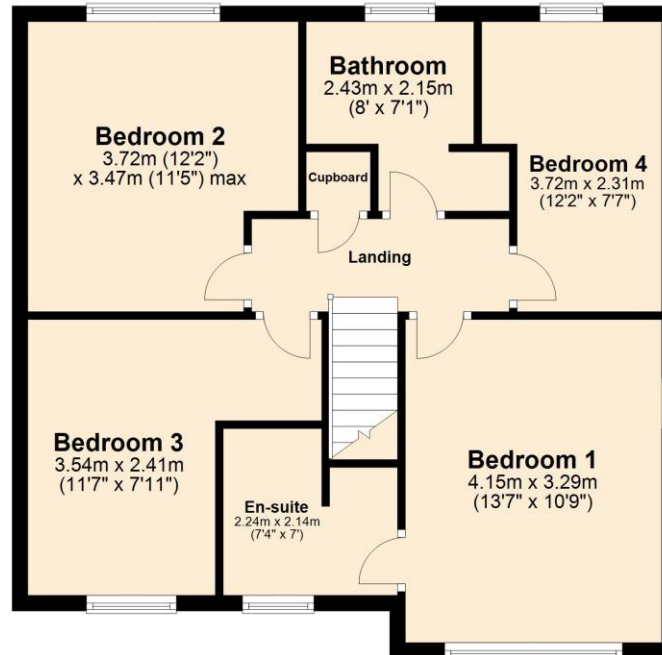
### Ground Floor

Approx. 67.7 sq. metres (728.5 sq. feet)



### First Floor

Approx. 61.6 sq. metres (663.2 sq. feet)



Total area: approx. 129.3 sq. metres (1391.6 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".