



12 Bowling Green Way | Bamford | Rochdale OL11 5QQ

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Bamford | OL11 5QQ

A distinguished and detached family home, commanding a prime position in the heart of Bamford. Set on a generous plot with almost 3000sqft of living accommodation, this exceptional property also enjoys a sun-drenched South-facing garden and large driveway with ample parking.

The home is introduced by a grand entrance hall with a striking galleried landing, immediately conveying a sense of space and sophistication. The ground floor offers a harmonious balance of formal and informal living, including a welcoming family room, elegant sitting and dining areas, a practical downstairs shower room, and a spacious breakfast kitchen with adjoining butler's kitchen, perfectly designed for modern family life and entertaining.

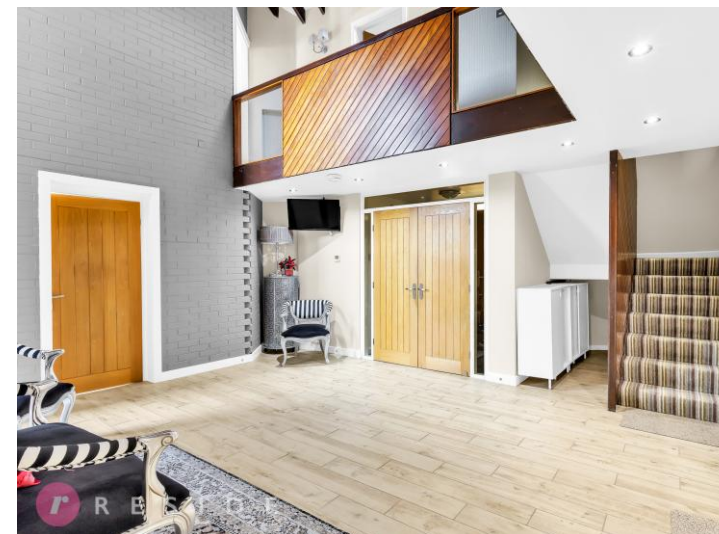
Upstairs, the accommodation comprises five well-proportioned bedrooms, four doubles, including two beautifully appointed en-suites, complemented by a stylish family bathroom. Each room combines comfort with understated elegance, reflecting the home's overall sense of refinement.

The property occupies a generous plot in a prominent position, offering both privacy and excellent street presence. A large driveway extends

to the side, providing ample parking for multiple cars and easy access to the detached garage, which offers potential for conversion into an annexe or home office, subject to planning.

At the rear, the South-facing garden enjoys plenty of sunlight throughout the day, creating an inviting outdoor space ideal for relaxing, entertaining, or family activities. The garden's generous proportions allow for lawns, patios, and landscaping, while retaining a sense of openness.

Overall, this rare and distinguished family residence combines space, flexibility, and a prime position, making it suitable for an ever growing family.

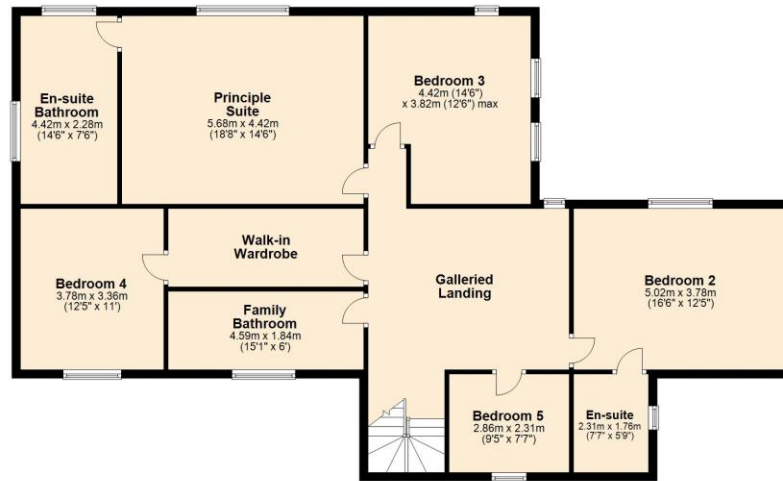


To view this property call Reside on **01706 356633**



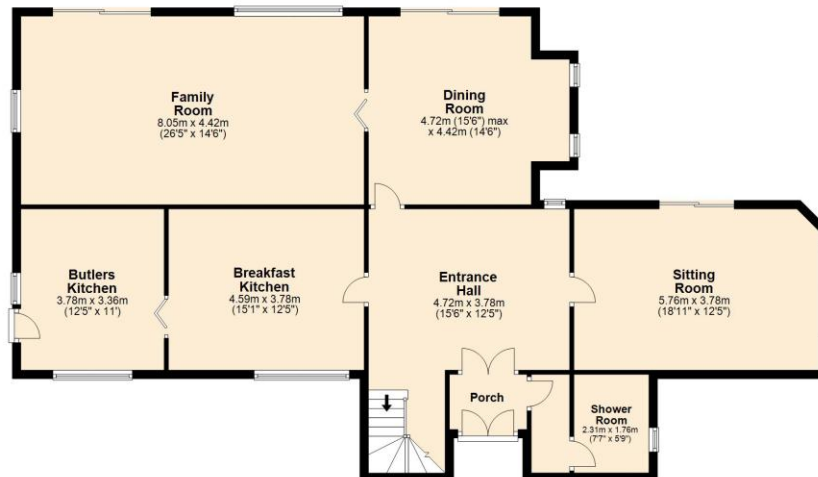
First Floor

Approx. 138.1 sq. metres (1486.0 sq. feet)



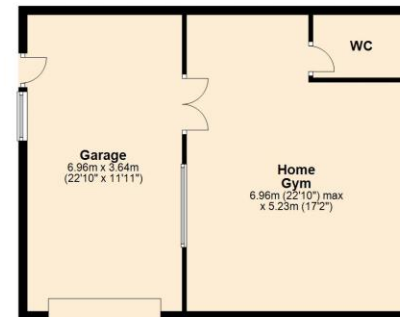
Ground Floor

Approx. 140.5 sq. metres (1512.5 sq. feet)



Outbuilding

Approx. 62.4 sq. metres (671.3 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".