



 RESIDE

4 Half Acre Mews | Bamford | Rochdale OL11 4DU

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# 4 Half Acre Mews

## Bamford | OL11 4DU

Presenting a rare opportunity to acquire a stunning Edwardian bay-fronted villa, boasting spacious family living accommodation and extensive lawn gardens in one of Bamford's most sought-after locations.

This exceptional residence seamlessly blends period charm with modern luxury, offering an ideal family home with generous living spaces and high-quality finishes throughout.

for laundry appliances, ensures practicality without compromising on style. Additionally, a modern downstairs WC provides added convenience for guests.

Stepping inside, you are welcomed by an inviting entrance hall, adorned with intricate corning and panelling, setting the tone for the exquisite features found throughout. The spacious formal lounge, bathed in natural light from its elegant bay window, boasts a feature fireplace and high ceilings, creating a warm yet grand ambience. A second reception room provides further versatile living space, ideal as a formal dining area, home office, or cosy sitting room.

The first floor hosts three generously proportioned bedrooms, all beautifully presented with period detailing and ample storage. The luxurious family bathroom is finished to an exceptional standard, featuring a freestanding bath and walk-in shower. The principal bedroom further benefits from an elegant en-suite and walk-in wardrobe, adding a touch of indulgence to this remarkable home.

At the heart of the home lies the stunning breakfast kitchen, expertly designed to combine style and practicality. With bespoke cabinetry, premium integrated appliances, and a central island, this space is perfect for entertaining and family gatherings. The adjoining open-plan play area enjoys picturesque garden views, with bi-folding doors leading directly to the expansive gardens, ideal for alfresco dining. A separate utility room, thoughtfully designed with additional storage and space

Externally, the extensive gardens are a true highlight, offering manicured lawns, mature planting, and a private aspect that enhances the home's sense of tranquillity. The resin driveway offers ample off-road parking for family members and guests, while the property's prime location ensures easy access to excellent local schools, shops, and transport links.

A truly distinguished home offering timeless elegance and contemporary comfort – viewing is highly recommended.



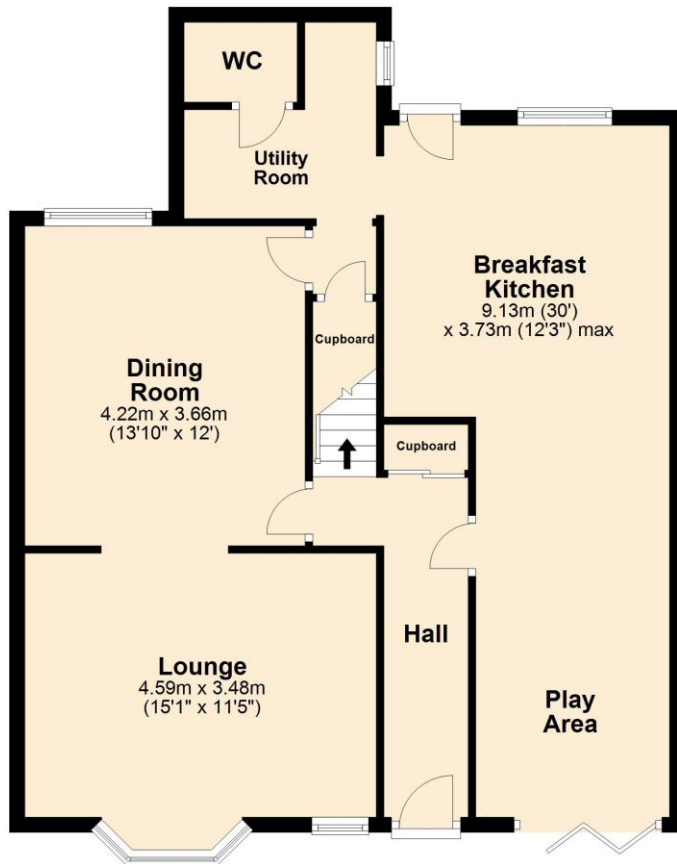




To view this property call Reside on **01706 356633**

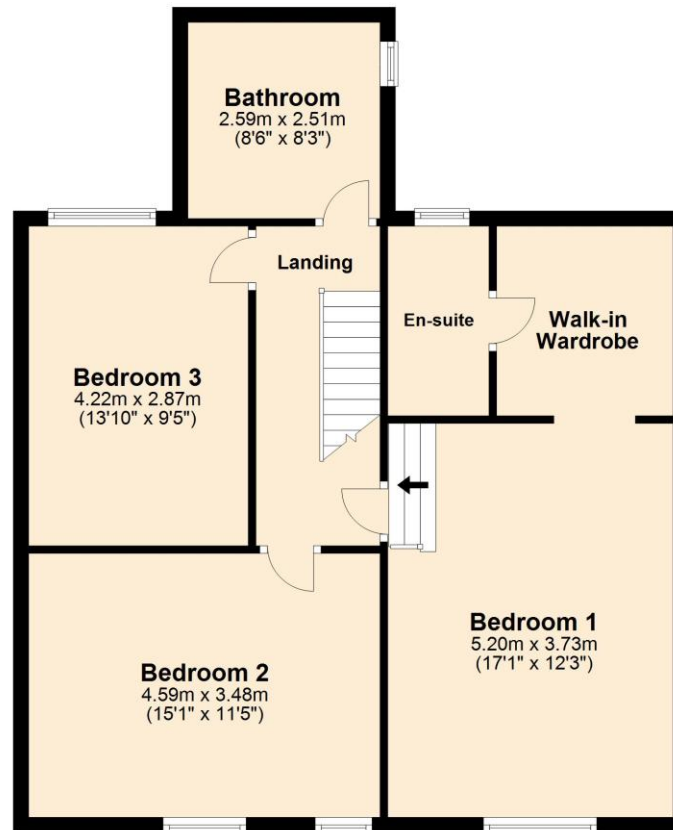
## Ground Floor

Approx. 77.8 sq. metres (837.1 sq. feet)



## First Floor

Approx. 72.5 sq. metres (779.9 sq. feet)



Total area: approx. 150.2 sq. metres (1617.0 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".