



18 Curlew Close | Bamford | Rochdale OL11 5PX

www.reside.agency



18 Curlew Close

Bamford | OL11 5PX

Situated on the highly desirable Curlew Close in Bamford, this beautifully presented three-bedroom detached home has been fully modernised throughout and is perfect for families seeking a move-in ready property in a prime location.

The ground floor boasts a spacious lounge with a large window flooding the room with natural light. To the rear, a stunning open-plan kitchen/dining room has been fitted with high-quality units, integrated appliances, and stylish finishes, offering the perfect space for both family meals and entertaining. A convenient guest WC and utility room completes the ground floor.

Curlew Close is a quiet, family-friendly cul-de-sac right in the heart of Bamford. It is within walking distance of Bamford Academy, local shops, cafés, and restaurants, and just a short drive from the M62/M66 motorways for easy commuting to Manchester and beyond.

Upstairs, there are three generously sized bedrooms – two doubles and a good-sized single – along with a sleek, modern family bathroom.

Externally, the property benefits from landscaped gardens, a driveway with ample parking, and a detached double garage with EV charging point, providing both parking and storage. The rear garden offers a safe and private outdoor space ideal for children to play or for summer entertaining.

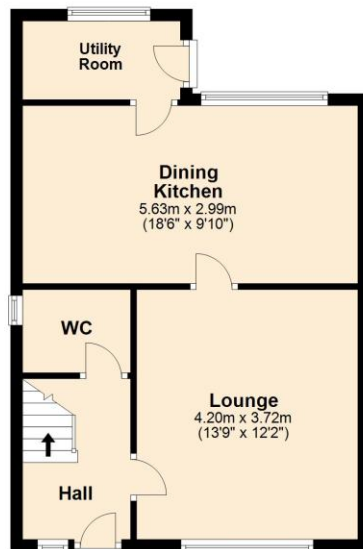




To view this property call Reside on **01706 356633**

Ground Floor

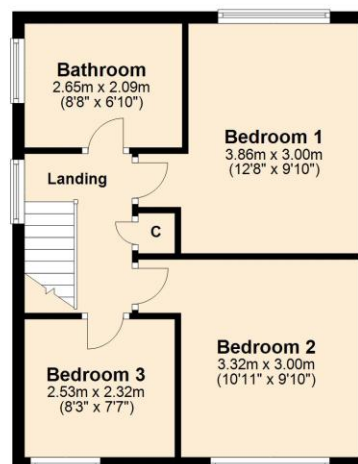
Approx. 73.7 sq. metres (793.7 sq. feet)



Total area: approx. 114.8 sq. metres (1235.3 sq. feet)

First Floor

Approx. 41.0 sq. metres (441.7 sq. feet)



4 Smith Street, Rochdale
Lancashire, OL16 1TU

Tel: 01706 356633

Email: enquiries@reside.agency

www.reside.agency

[f](#) [t](#) [rightmove](#) [Zoopla](#) [PrimeLocation.com](#)

"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".