



Midge Hall Drive  
Rochdale OL11 4AX  
Asking Price £499,950



**Nestled on the highly sought-after Midge Hall Drive, in the prestigious residential enclave of Bamford, this exceptional four bedroom detached residence presents a rare opportunity to acquire a truly special family home. Privately set back from the road, the property enjoys a generous and beautifully landscaped corner plot, offering a sense of space and seclusion rarely found in such a prime location.**

**Mature gardens to both the front and rear, a spacious driveway, single garage, and additional car port cater perfectly to modern family life. Notably, the rear garden also benefits from vehicle access via large double gates onto Woodgate Avenue — a rare and highly desirable feature. With its expansive corner-plot layout, the property also presents excellent potential for development or extension, subject to planning permissions — making it an ideal long-term investment.**

**Upon entering, you're welcomed by a spacious hallway that flows into the heart of the home — an impressive open-plan living and dining area bathed in natural light. This versatile space is perfect for both everyday living and entertaining. A delightful conservatory further extends the living area, offering panoramic views over the gardens and a peaceful spot to relax with family or guests.**

**The well-appointed kitchen comes complete with integrated appliances and leads directly into a practical utility room, which in turn opens into a versatile store room and the adjoining garage — ideal for use as a home gym, hobby space, or additional storage.**

**The ground floor also features a generously sized double bedroom with an en suite wet room, offering superb flexibility for multi-generational living, guests, or a convenient home office setup.**

**Upstairs, the first floor hosts three further bedrooms and a stylish family bathroom, all enjoying views over the lush gardens and surrounding greenery.**

**Located just moments from scenic walks, highly regarded schools, and a selection of popular restaurants and amenities, this enviable address combines lifestyle, location, and luxury. Rarely do homes of this calibre and potential come to market on one of Bamford's most desirable roads.**

**A must-see property offering development potential, privacy, and true family flexibility — early viewing is highly recommended.**

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## Other Information

**Services** - The property is believed to benefit from all mains services.

### **Council Tax Band**

The property is assessed in Council Tax Band E

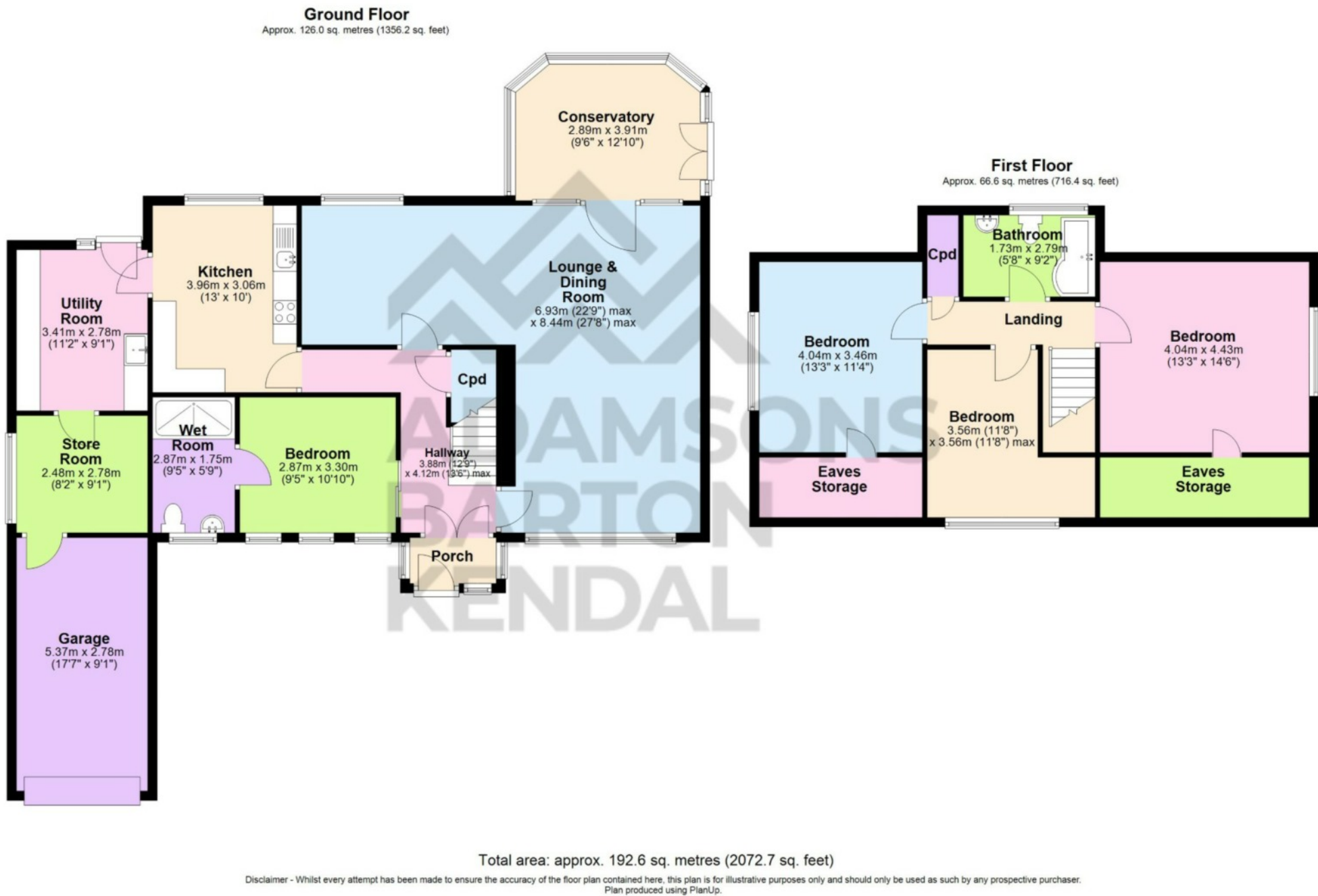
**Tenure** - Freehold



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VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS  
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