

War Office Road, Rochdale OL11 5HX
Offers invited in the region of £325,000



ADAMSONS BARTON KENDAL are delighted to introduce this wonderful three bedroom semi-detached property located in the heart of Bamford. Perfectly positioned in a highly sought-after residential area, this lovely home is ideally situated on a popular bus route and within close proximity to excellent local schools, shops, and a range of popular restaurants making it an ideal choice for growing families. Set behind a generous modern driveway and a beautifully maintained front garden, the property immediately makes a great first impression.

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Inside, you are welcomed into a bright and spacious hallway with handy understairs storage. The stylish lounge features a sleek, modern finish and flows effortlessly into the dining room, which benefits from double doors that open out to the rear garden—creating a perfect indoor-outdoor living space. The kitchen is both beautiful and practical, fitted with contemporary units and cleverly designed to maximise space with features such as pull-out cupboards, smart storage solutions, and integrated appliances including a fridge-freezer and dishwasher.

Upstairs, the home continues to impress with a luxurious four-piece family bathroom, complete with a separate standing shower, bath, and a modern vanity unit. Two spacious double bedrooms offer plenty of room and light, while what was previously the third bedroom—currently used as a study—leads via a staircase to the converted loft, which now serves as the 3rd additional large double bedroom with excellent built-in storage.

Externally, the property offers even more. The original single garage has been converted into a multi-purpose room, perfect for those needing a home office, salon, or extra living space. However, it retains the potential to be easily restored to a traditional garage if preferred. The garden also benefits from a separate outhouse. The rear garden is tiered and thoughtfully landscaped, featuring a stunning elevated dining area, perfect for enjoying summer evenings or entertaining guests. Modern, stylish, and move-in ready, this is a home that blends comfort and convenience in equal measure. Early viewing is highly recommended.

THE ACCOMMODATION COMPRISES:

(Measurements are approximate to the nearest 0.1m and for guidance only and they should not be relied upon for the fitting of carpets or the placement of furniture). No checks have been made on any fixtures and fittings or services where connected (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property).

Ground Floor

Lounge - 4.20 x 4.09 metres

Dining Room - 3.26 x 3.01 metres

Kitchen - 3.06 x 3.08 metres

First Floor

Landing

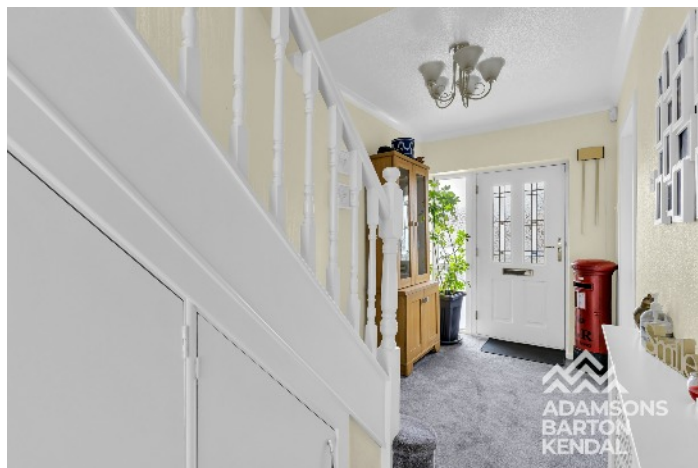
Bedroom 1 - 3.34 x 3.01 metres

Bedroom 2 - 4.12 x 4.19 metres

Bathroom - 1.67 x 3.08 metres

Second Floor

Bedroom 3 - 3.71 x 2.90 metres



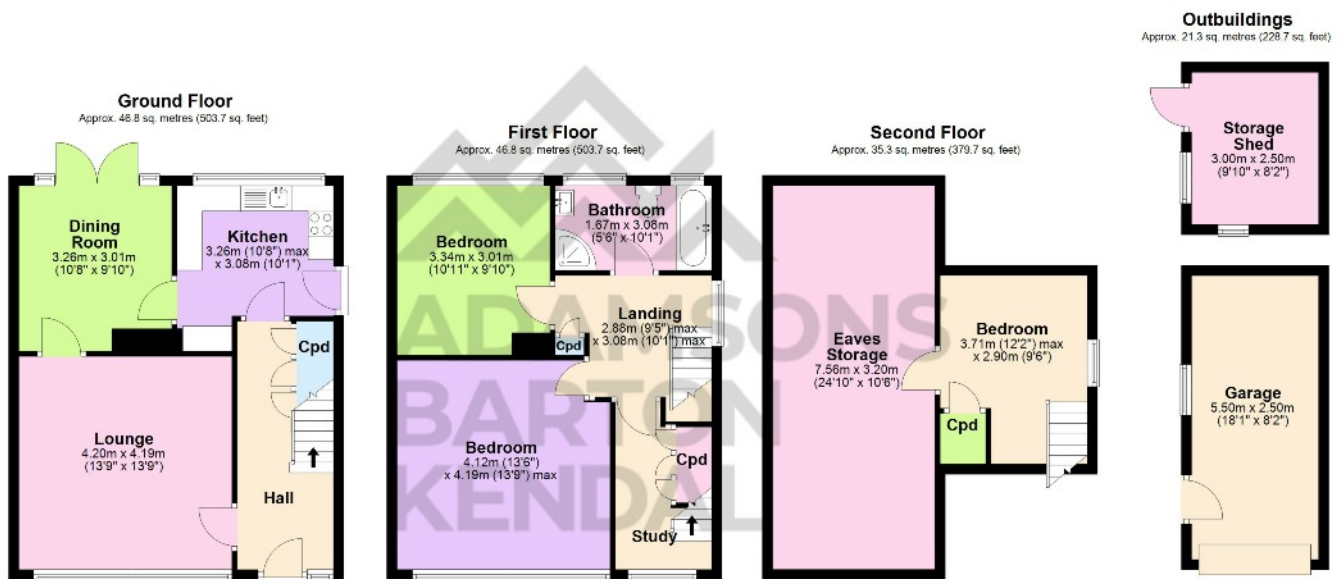




ADDITIONAL INFORMATION

Council Tax Band - B
Energy Performance Cert - C72
Tenure - Leasehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 150.1 sq. metres (1616.0 sq. feet)

Disclaimer - Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, this plan is for illustrative purposes only and should only be used as such by any prospective purchaser.
Plan produced using PlanUp.

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