



The Coach House
Spring Bank Lane, Rochdale OL11 5SE
OFFERS INVITED IN THE REGION OF £700,000

ADAMSONS BARTON KENDAL are privileged to present this prestigious and truly one-of-a-kind detached bungalow, The Coach House, nestled down a private lane off one of Rochdale's most sought-after addresses, Springbank Lane in Bamford. This exceptional residence offers a rare combination of space, privacy, and sophistication, having been extensively renovated and modernised throughout to an impeccable standard.

Approached via a private driveway, The Coach House enjoys ample off-road parking, a double garage currently utilised as a workshop, and an additional car port—perfect for those requiring versatile parking or storage options. The property is surrounded by beautifully landscaped gardens to the side and rear, lovingly maintained and designed to offer both tranquillity and impressive outdoor entertaining spaces.

Upon entering, a spacious and welcoming hallway sets the tone for the quality and scale of the accommodation. To the right lies a magnificent lounge, extending to almost 10 metres in length—an ideal setting for large families or those who love to entertain. From here, a stylish and practical utility room—currently used as a home workspace—provides the perfect setup for remote working, offering excellent storage and flexibility.

The stunning contemporary kitchen is a true highlight of the home, featuring high-quality fitted appliances, a breakfast bar, and a lovely outlook onto the rear garden. The kitchen opens seamlessly into a spacious dining room, with patio doors leading directly out to the garden—ideal for family gatherings and summer entertaining.

The luxurious family bathroom has been finished to an exceptional standard, featuring a four-piece suite with a walk-in shower and separate bath. The property further boasts four generous double bedrooms, each with modern fitted wardrobes. One bedroom is currently utilised as a dressing room, while another benefits from a beautifully appointed en-suite bathroom and direct access to the side garden.

The gardens are a true feature—immaculately presented, with raised patio areas perfect for relaxing or entertaining during the warmer months, and offering fantastic potential for keen gardeners. Having undergone comprehensive renovations, The Coach House has been finished to the highest of standards, with the kitchen and boiler both only two years old and the boiler serviced annually. Every detail reflects quality craftsmanship and modern luxury throughout.

This substantial home presents a rare opportunity to acquire a prestigious, immaculately presented detached bungalow in one of Rochdale's finest and most exclusive locations. The Coach House effortlessly combines style, comfort, and practicality, making it an exceptional family residence and a property of true distinction in the heart of Bamford.

VIEWING HIGHLY RECOMMENDED

The Coach House, 33 Spring Bank Lane, Rochdale OL11 5SE

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

Living Room - 8.94 x 4.48 metres

Kitchen - 3.53 x 5.63 metres

Dining Room - 4.49 x 4.64 metres

Utility Room - 2.09 x 3.10 metres

Bedroom One - 4.12 x 4.64 metres

Bedroom Two - 2.97 x 4.64 metres

Bedroom Three - 3.87 x 4.64 metres

En Suite - 1.64 x 2.08 metres

Bedroom Four - 3.09 x 4.48 metres

Bathroom - 2.09 x 4.64 metres



The Coach House, 33 Spring Bank Lane, Rochdale OL11 5SE



The Coach House, 33 Spring Bank Lane, Rochdale OL11 5SE



The Coach House, 33 Spring Bank Lane, Rochdale OL11 5SE



The Coach House, 33 Spring Bank Lane, Rochdale OL11 5SE



The Coach House, 33 Spring Bank Lane, Rochdale OL11 5SE

VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS
ADAMSONS BARTON KENDAL

Tenure

To be confirmed

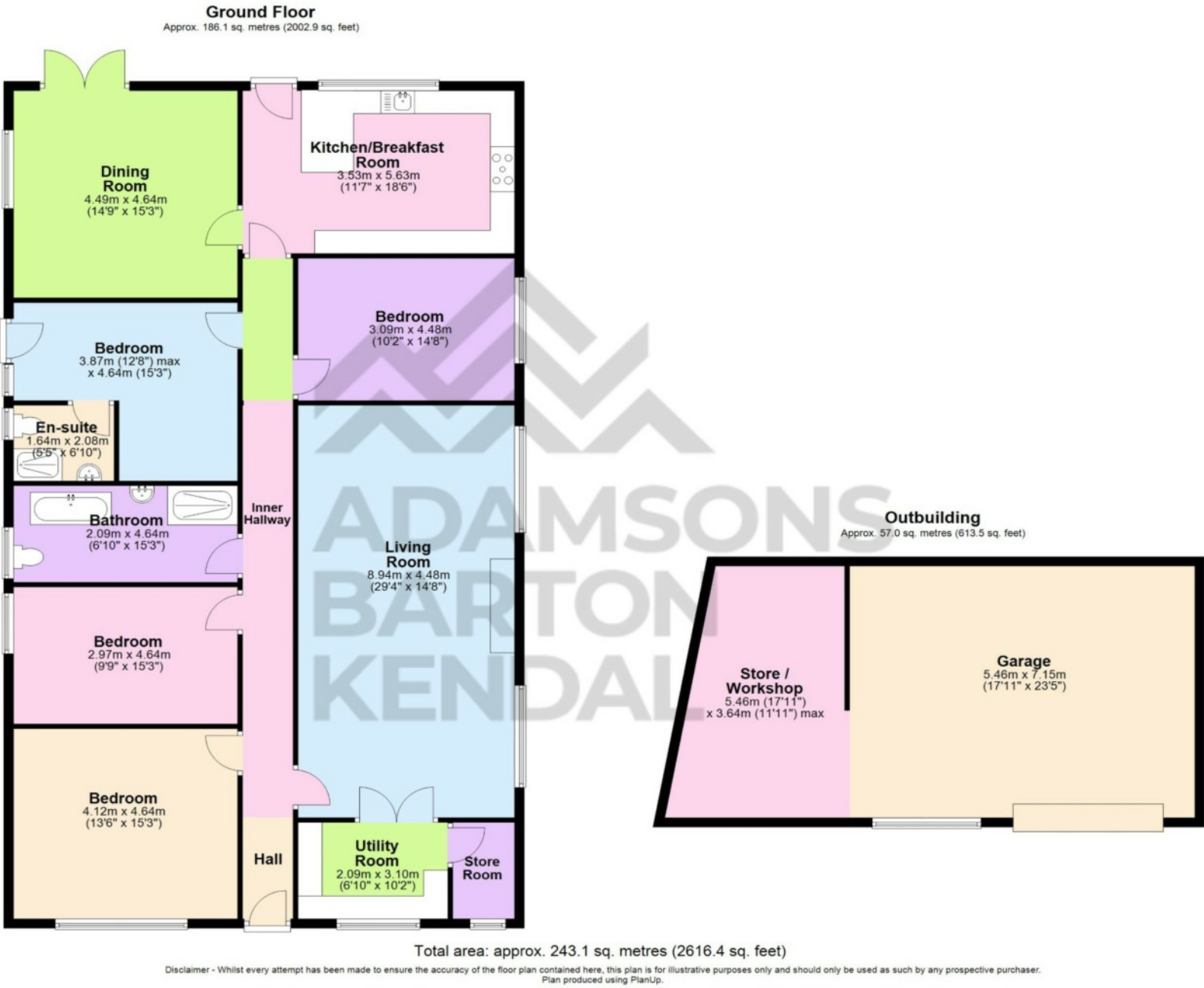
Council Tax Band

G

Energy Performance Rating

C69

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



w - abkproperty.co.uk e - sales@abkproperty.co.uk

Adamsons Barton Kendal for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Adamsons Barton Kendal has any authority to make or give any representations or warranty in relation to this property.

Due to a change in the legislation as from 1st March 2004 we are required to check your identification. This is a legal requirement and applies to all Estate Agents: (i) proceeding to market any property; and (ii) should you make an offer on one of our properties and this offer becomes acceptable, before we can instruct Solicitors to proceed with the transaction. Suitable identification can be: Current signed Passport; New style Driving Licence with photograph; Inland Revenue Tax notification