



**Bramley Road
Bamford, Rochdale OL11 5QN
ASKING PRICE £355,000**

Adamsons Barton Kendal are delighted to present this beautifully renovated and extended three-bedroom semi-detached family home, positioned in the heart of the highly sought-after Bamford Village. Offering stylish and spacious accommodation throughout, this exceptional property is ideally located within walking distance of a wide range of local amenities including Bamford Shopping Precinct, highly regarded schools such as Bamford Academy, Whittaker Moss Primary School and Kids Planet Nursery, whilst also benefiting from easy access to public transport links, local bus routes and stunning countryside walks right on the doorstep.

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The property has been thoughtfully modernised to an excellent standard throughout and briefly comprises an inviting entrance hallway with bespoke under stairs storage units, providing practical and attractive storage solutions. The heart of the home is the impressive open-plan kitchen diner, featuring a breakfast bar with contemporary feature lighting, integrated Range master cooker, ample cupboard and worktop space, and a charming log-burning stove creating a warm and cosy atmosphere. There is plenty of space for a full dining suite, making it perfect for both everyday family living and entertaining. Double doors lead through to a comfortable and welcoming lounge. Further ground floor accommodation includes a separate utility room, downstairs WC and internal access to the integral single garage.

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To the first floor, the property has been extended to create three generous double bedrooms. The spacious master bedroom offers excellent proportions, whilst the second bedroom benefits from stylish fitted wardrobes. The third bedroom is currently utilised as a home office, demonstrating the versatility of the accommodation. Completing the first floor is a beautifully designed modern three-piece family bathroom suite, featuring a skylight window, vanity wash hand basin, panelled bath with overhead shower and low-level WC.

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Externally, the property enjoys attractive lawned gardens and a patio seating area, ideal for outdoor dining and relaxation. The current owners have thoughtfully incorporated planting areas which reflect their gardening interests and create an appealing outdoor environment.

A driveway provides off-road parking and access to the garage.

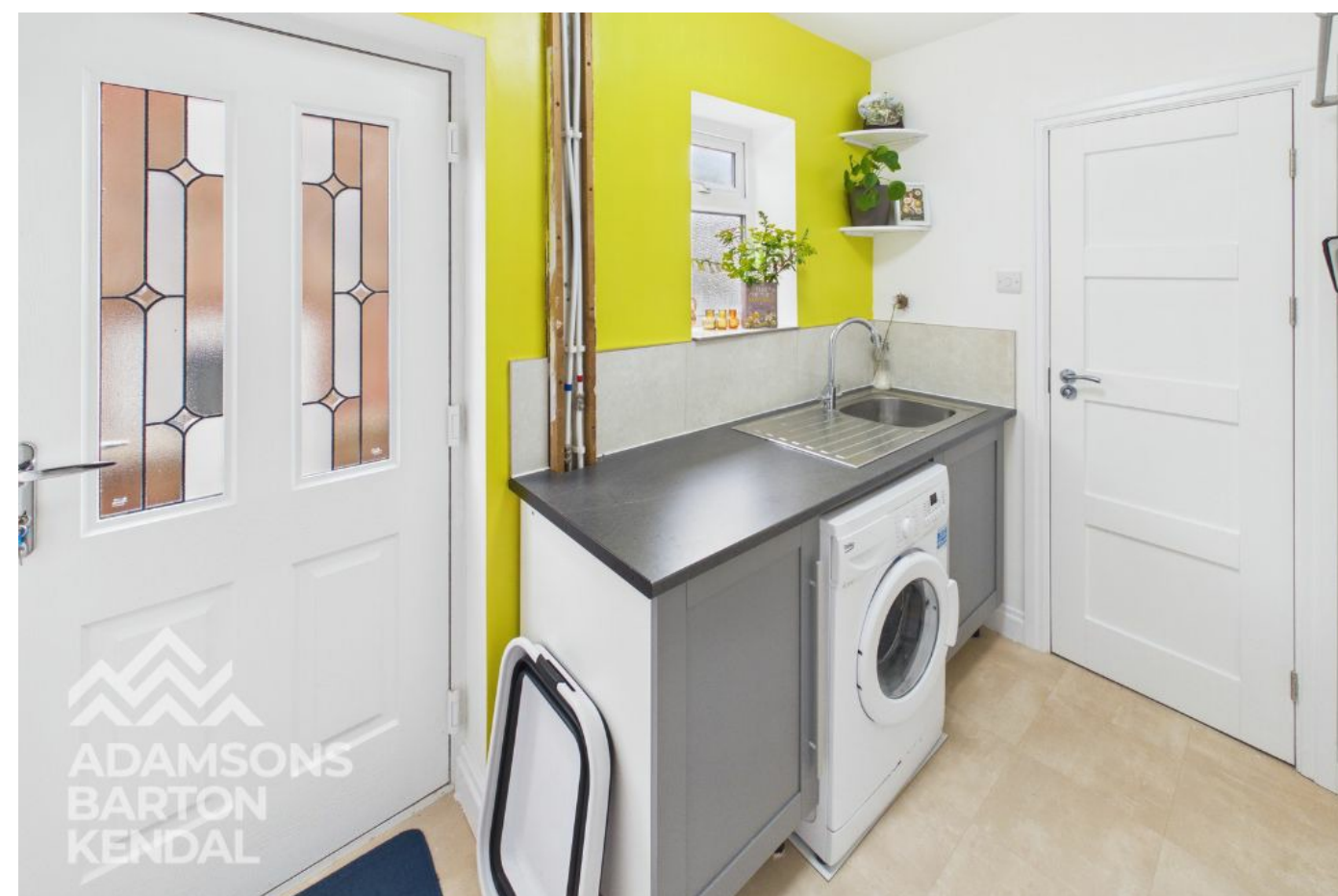
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Situated in a prime Bamford location and finished to an exceptional standard throughout, this wonderful family home must be viewed to be fully appreciated.

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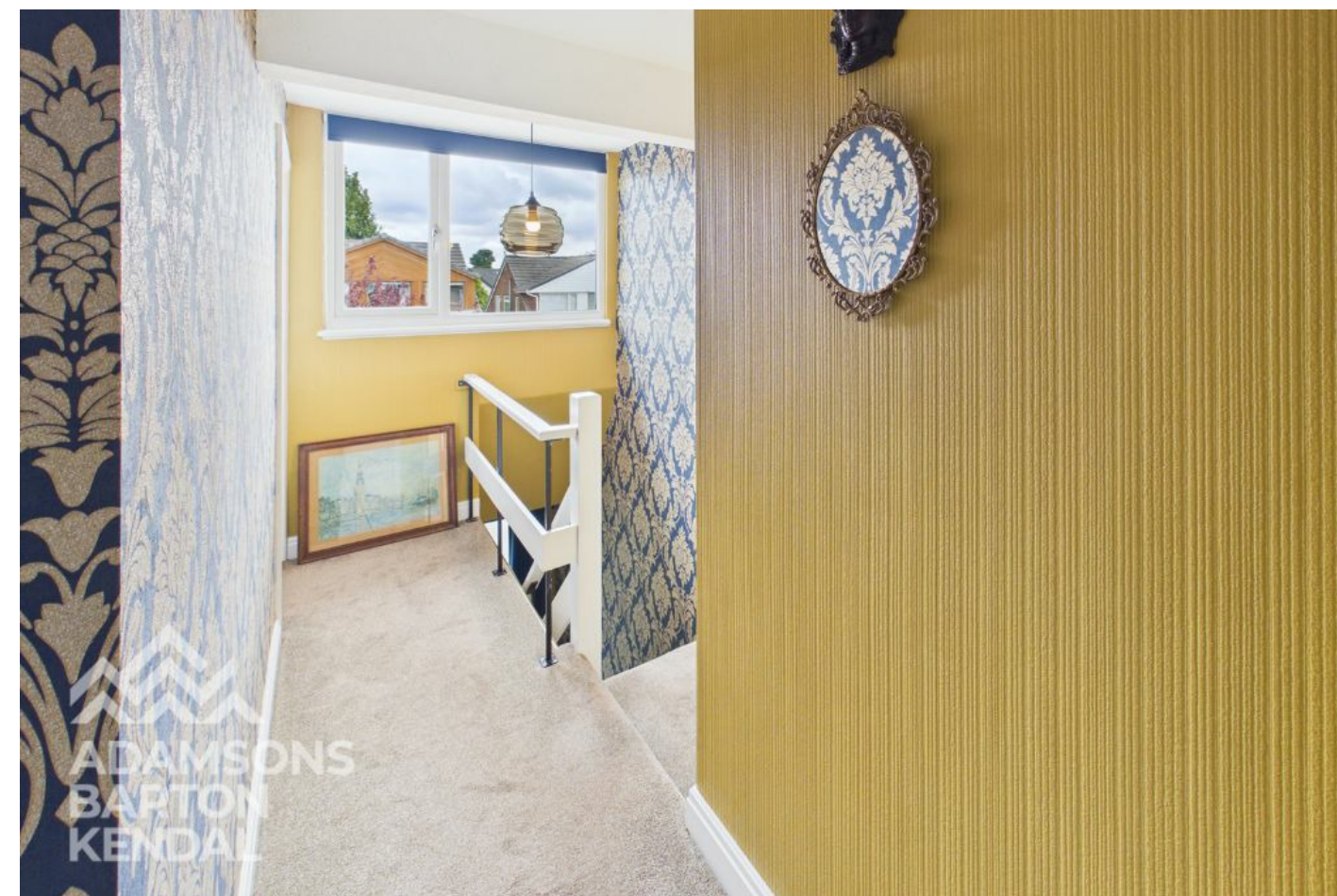
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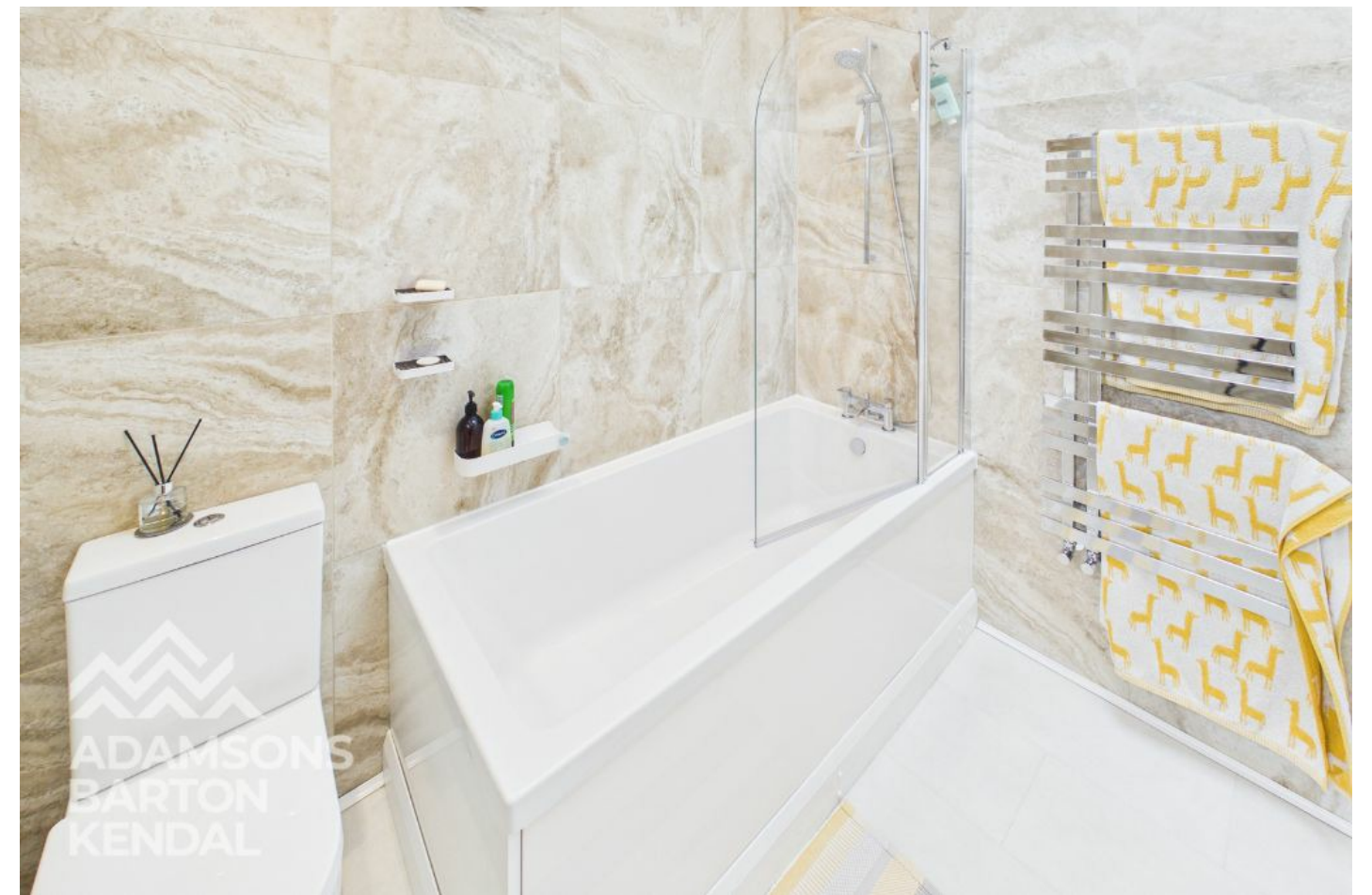
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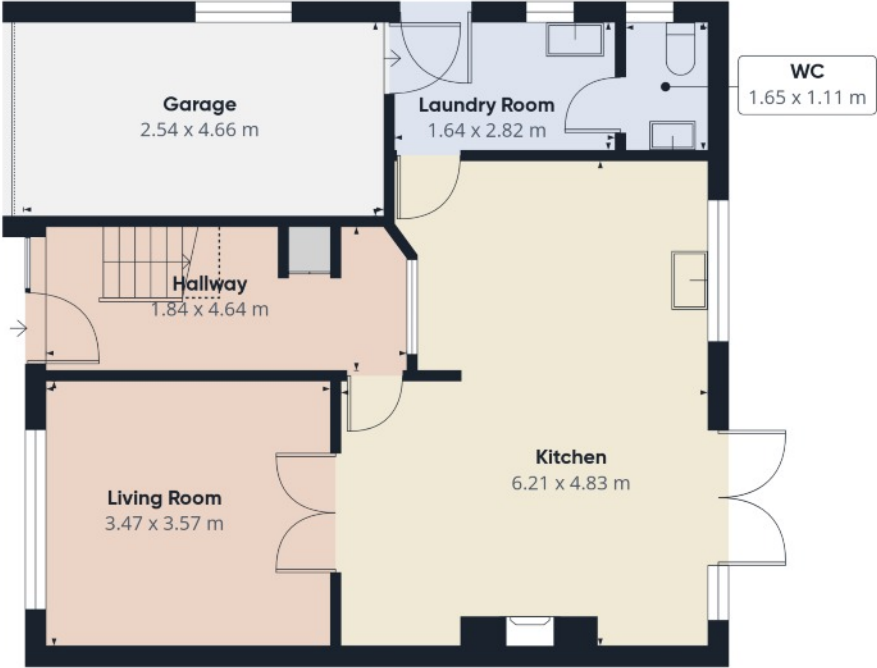
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Tenure - TBC

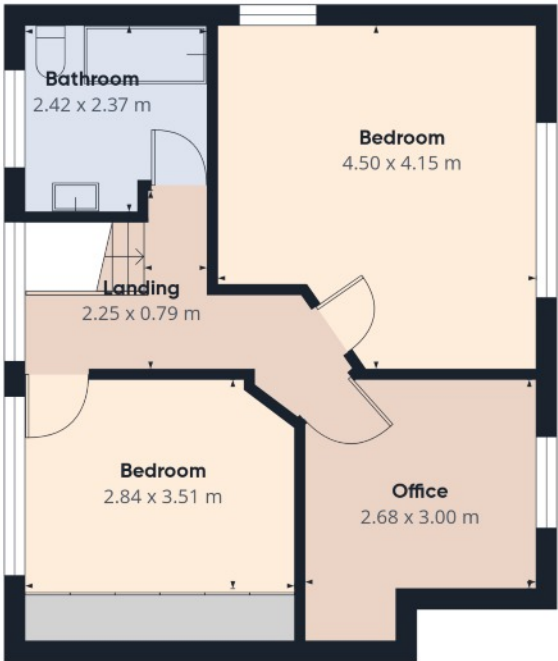
Council Tax Band - Band C

Energy Performance Cert - C73

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor 0



Floor 1



Approximate total area^m
115.5 m²
Reduced headroom
1.1 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
GIRAFFE360

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