

**War Office Road, Bamford OL11 5HR**  
**Offers invited in excess of £320,000**



Adamsons Barton Kendal are delighted to introduce this 3 bed, recently renovated detached home, situated just off the ever-popular War Office Road in Bamford. Occupying a substantial and extensive plot, the property offers exceptional potential for a double-storey wraparound extension (subject to the relevant planning permissions), making it an exciting opportunity for buyers looking to create their forever family home. Externally, the home benefits from a very large driveway providing ample off-road parking, along with generous gardens to both the front and rear – ideal for families, entertaining, or further development potential.

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Internally, the property briefly comprises an entrance porch and a welcoming hallway, complete with a fitted alarm system for added security. There are two spacious reception rooms offering flexible living accommodation, alongside a modern fitted kitchen. The integral garage can also be accessed directly from inside the property, adding further convenience.

To the first floor, the property boasts a generous master bedroom with fitted wardrobes, in addition to two further double bedrooms – perfect for families or those requiring home office space. There is a separate WC and a recently renovated three-piece family bathroom, comprising a bath with shower over, wash hand basin, and WC.

The home has been updated with new carpets throughout and new external doors, yet still offers plenty of scope for a buyer to personalise and enhance to their own taste.

Ideally located close to a wealth of local amenities including Bamford Precinct Shopping Centre, beautiful countryside walks, Bamford Chapel, Sir Winston Churchill pub, local shops and restaurants, as well as excellent motorway links and regular bus routes, this property is perfectly positioned for convenience and lifestyle.

Expected to sell quickly, early viewing is highly recommended to avoid disappointment.





**ADDITIONAL INFORMATION**

Council Tax Band - D  
 EPC Rating - C73

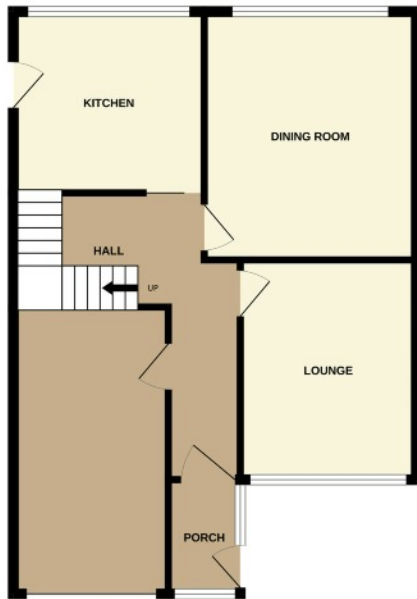
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS  
 ADAMSONS BARTON KENDAL**



GROUND FLOOR

1ST FLOOR



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