



**Meadowcroft Lane
Rochdale OL11 5HN
OFFERS IN THE REGION OF £850,000**

Adamsons Barton Kendal are privileged to present this breathtaking four-bedroom detached residence, accessed via a private gated entrance and set within an exceptionally large, tree-lined plot offering an unmatched sense of privacy. Occupying a prime position on one of Bamford's most sought-after and prestigious streets, nestled between Bamford Way and Bury Road, this outstanding home combines contemporary living with remarkable outdoor space, a rare opportunity in one of Rochdale's most desirable locations.

The property is set within extensive, immaculately landscaped gardens that envelop the home, offering a paved patio and plentiful greenery to create a private and peaceful retreat. A spacious driveway provides ample off-road parking for several vehicles. Additionally, there is a detached two-storey single garage, currently configured with a workshop and an impressive lower ground floor cinema room. This versatile outbuilding lends itself easily to a range of alternative uses, such as a home gym, games room, additional office space, or creative studio.

Internally, the home has been thoughtfully modernised throughout with a large entrance porch leading into a striking and welcoming entrance foyer. The ground floor is perfectly suited to modern family life, with multiple reception areas, an excellent home office with built-in shelving, stylish cloakroom facilities, a separate utility with garden access, and a superb open-plan kitchen and dining space that enjoys stunning views across the gardens via patio doors.

The upper floor continues to impress with a galleried landing adorned by a statement chandelier, enhancing the feeling of luxury. The bedrooms are all generously proportioned, offering ample space for both relaxation and sleeping, complemented by fitted Hammonds wardrobes and an elegant en suite to the principal bedroom. A contemporary family bathroom completes the accommodation, finished to a high standard and featuring a four-piece suite with spa lighting and a Bluetooth sound system.

Further enhancing the appeal of this exceptional home are a number of modern additions including air conditioning in the majority of rooms, solar panels, a CCTV security system with monitor, and a recently installed boiler. Ideally located close to highly regarded schools, local shops, restaurants and excellent transport links, this is a rare opportunity to acquire a substantial, beautifully presented home on an extraordinary plot in one of Rochdale's most sought after areas.

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ACCOMMODATION

(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 - 5.21 x 4.10 metres

Sitting Room - 4.77 x 4.10 metres

Kitchen - 4.18 x 3.47 metres

Dining Room - 4.18 x 3.13 metres

Hallway - 5.80 x 6.12 metres

WC - 1.92 x 1.3 metres

Porch - 1.34 x 2.62 metres

Utility Room - 2.15 x 1.59 metres

Office - 3.55 x 2.91 metres

First Floor

Bedroom 1 - 4.77 x 4.10 metres

Bedroom 2 - 2.52 x 4.10 metres

Bathroom - 2.59 x 4.10 metres

Landing - 8.52 x 2.94 metres

Bedroom 3 - 5.21 x 4.40 metres

Bedroom 4 - 4.77 x 3.65 metres

En suite - 1.46 x 3.54 metres

Outbuilding

Garage - 5.41 x 5.36 metres

Cinema Room - 5.41 x 5.36 metres

WC - 1.15 x 2.50 metres



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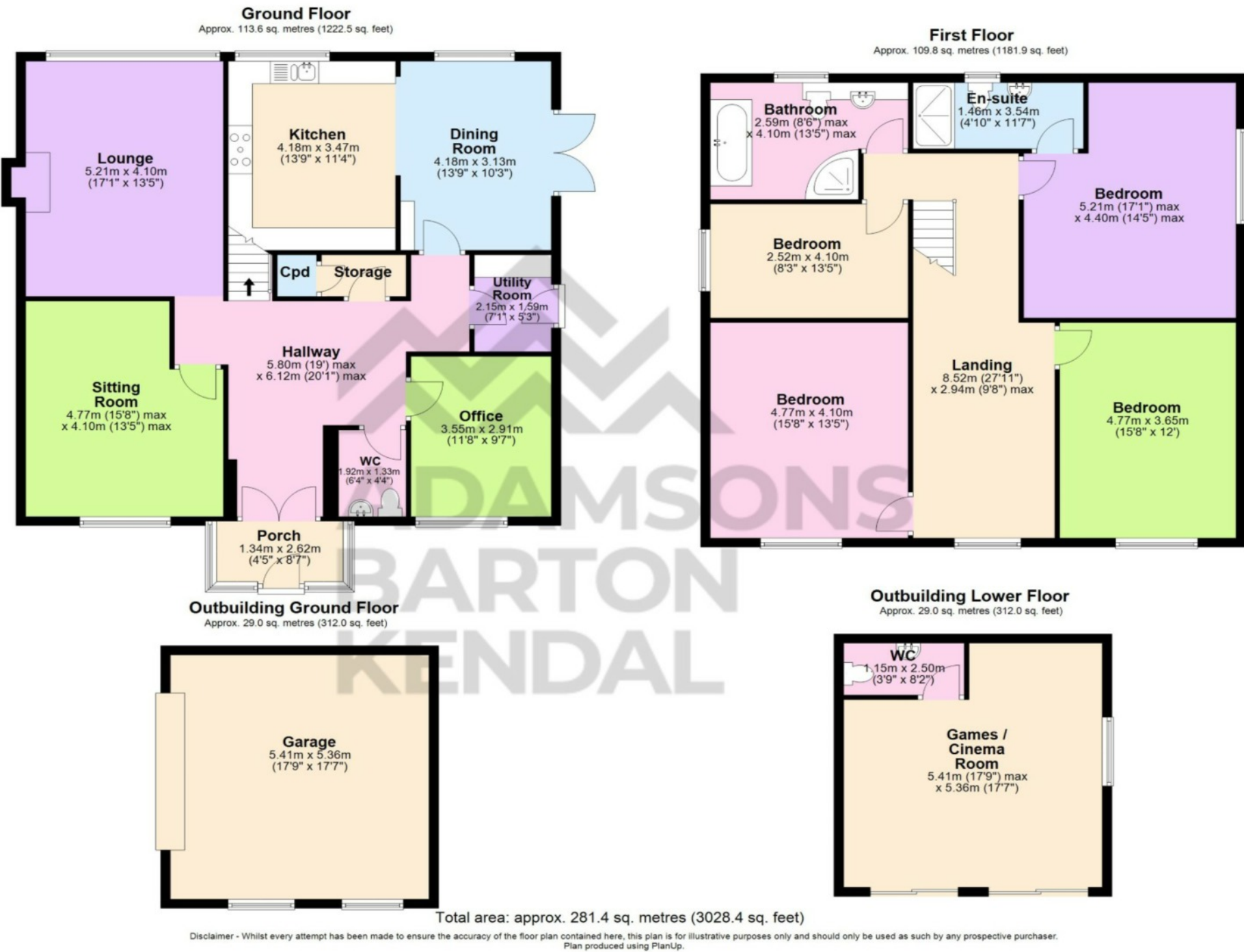
VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS

ADAMSONS BARTON KENDAL

Tenure
Freehold

Council Tax Band
G

Energy Performance Rating
TBC



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