



23 War Office Road | Bamford | Rochdale OL11 5HR

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# 23 War Office Road

## Bamford | OL11 5HR

A beautifully presented detached family home offering panoramic views of the countryside and stylish interiors, versatile living space, and a superb open-plan kitchen designed for modern living.

This impressive home combines contemporary design with practical family living across three levels. The standout feature is the stunning open-plan breakfast kitchen, flooded with natural light from expansive glazing and bi-folding doors that seamlessly connect the indoor and outdoor spaces.

Finished to a high standard throughout, the property offers flexible accommodation including three bedrooms, generous reception space, a lower ground floor study/garage and home gym, making it ideal for growing families, professionals working from home, or those seeking versatile living arrangements.

The welcoming entrance porch leads into a central hallway with wc and staircase access. The spacious lounge/dining room provides an excellent entertaining space, while the impressive breakfast kitchen forms the heart of the home,

featuring sleek cabinetry, a central island with seating, and extensive glazing overlooking the rear garden.

A third bedroom is also located on this floor, ideal as a guest room, nursery, or snug.

The first floor comprises two spacious double bedrooms and a contemporary family bathroom arranged around a central landing.

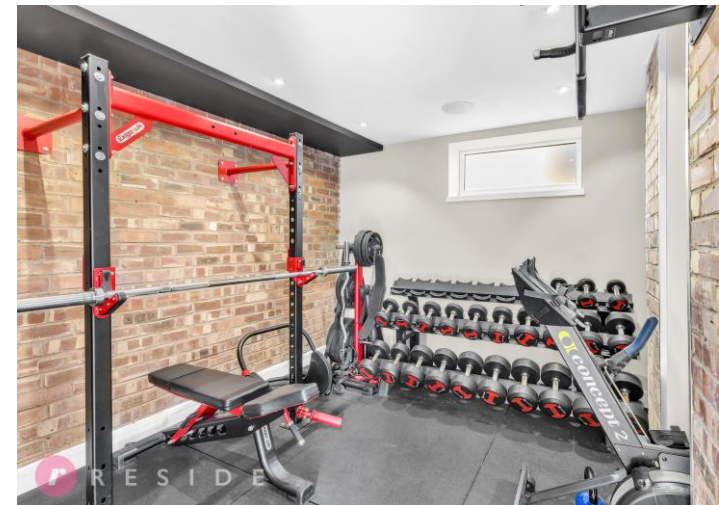
A highly versatile lower ground floor provides a study/garage space alongside a separate home gym, perfect for remote working, hobbies, storage, or fitness use.

The rear of the property enjoys a private terraced garden area accessed directly from the kitchen through large bi-folding doors, creating an excellent space for outdoor dining and entertaining. Set back from the road, the property boasts a large driveway with ample off-road parking for several cars.



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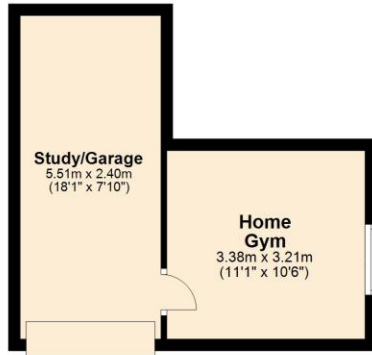




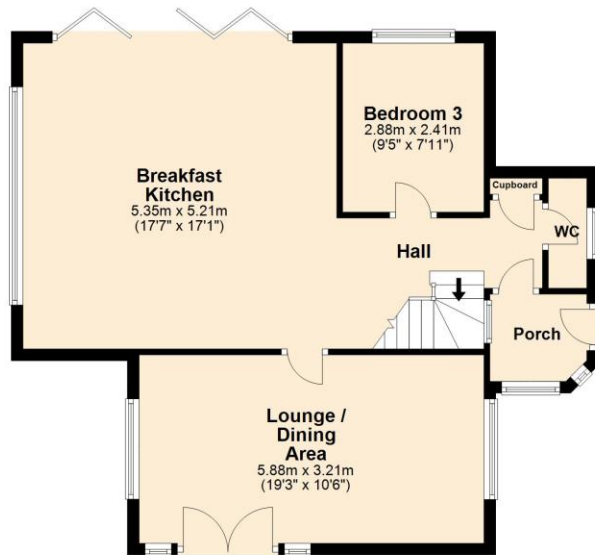
To view this property call Reside on **01706 356633**



**Lower Ground Floor**



**Ground Floor**



**First Floor**



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