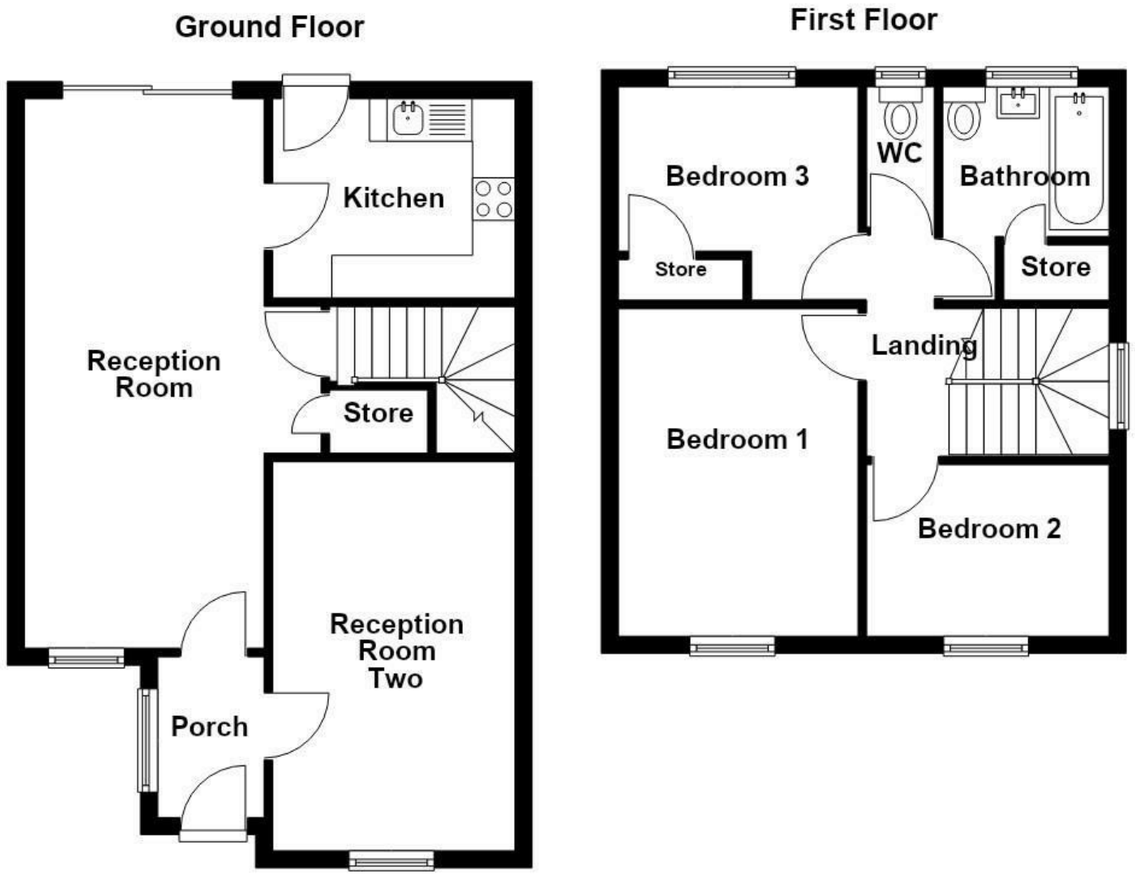
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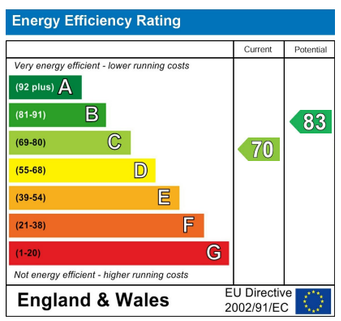












Curlew Close, Bamford, Rochdale, OL11 5PX

Offers Over £310,000

Welcome to this stunning detached three-bedroom family home located on Curlew Close in Bamford, Rochdale. This property offers a perfect blend of comfort and modern living, making it an ideal choice for families seeking a welcoming environment.

As you enter, you will be greeted by a large reception area that provides ample space for relaxation and entertaining. The family room, which was previously a garage, has been thoughtfully converted to create an additional living space that is both versatile and inviting. This room is perfect for family gatherings or simply enjoying a quiet evening at home.
The property boasts a spacious rear garden, providing a wonderful outdoor space for children to play, gardening enthusiasts to thrive, or for hosting summer barbecues with friends and family. The garden is a true asset, offering a peaceful retreat from the hustle and bustle of daily life.
Additionally, the home features its own driveway, ensuring convenient off-road parking for you and your guests. This practical feature adds to the overall appeal of the property, making it a hassle-free choice for busy families.

Ideally located for convenience, the property is within close proximity to Bamford Academy and the local precinct, offering a range of everyday amenities nearby. The property also benefits from excellent access to Bury and nearby motorway links, making it ideal for commuters.

In summary, this delightful three-bedroom detached house on Curlew Close is a fantastic opportunity for those looking for a family home in Rochdale. With its generous living spaces, spacious garden, and convenient parking, it is sure to meet the needs of modern family life. Do not miss the chance to make this lovely property your new home.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Curlew Close, Bamford, Rochdale, OL11 5PX

Offers Over £310,000

3 | 1 | 2 | C

- Stunning Three-Bedroom Detached Family Home
- Three Well-Proportioned Bedrooms
- Driveway Providing Off-Road Parking
- Tenure - Freehold
- Spacious Reception And Family Rooms
- Spacious Private Rear Garden
- EPC Rating - C
- Converted Garage Providing Versatile Living Space
- Close Proximity To Bamford Accademy
- Council Tax Band - D

Ground Floor

Entrance
UPVC double glazed door to porch.

Porch
6'2 x 4'1 (1.88m x 1.24m)

UPVC double glazed window, tiled flooring, doors to reception room one and reception room two.

Reception Room Two
16'5 x 7'8 (5.00m x 2.34m)

UPVC double glazed window, central heating radiator, spotlights.

Reception Room One
21'2 x 10'8 (6.45m x 3.25m)

UPVC double glazed window, central heating radiator, laminate flooring, UPVC double glazed French doors to rear, doors to kitchen and storage.

Kitchen
9'4 x 7'8 (2.84m x 2.34m)

UPVC double glazed window, central heating radiator, high gloss wall and base units with laminate surfaces, tiled splashbacks, stainless sink and drainer with mixer tap, induction hob, integrated oven, stainless steel extractor hood, space for fridge freezer, plumbing for washing machine, concealed boiler, laminate flooring, UPVC door to rear.

WC
5'5 x 2'7 (1.65m x 0.79m)

UPVC double glazed window, dual flush WC, pedestal wash basin with mixer tap.

Bathroom
7'5 x 7'2 (2.26m x 2.18m)

UPVC double glazed window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, panelled bath with mixer tap and rinse head, direct feed shower, partial tiled elevations, spotlights, tiled flooring.

External

Front
Driveway, laid to lawn garden, mature shrubbery.

Rear
Enclosed, artificial grass, laid to lawn garden, paved patio areas.

First Floor

Landing
Doors to three bedrooms, WC and bathroom.

Bedroom One
13'2 x 8'9 (4.01m x 2.67m)

UPVC double glazed window, central heating radiator.

Bedroom Two
10'2 x 8'1 (3.10m x 2.46m)

UPVC double glazed window, central heating radiator.

Bedroom Three
8'9 x 8'3 (2.67m x 2.51m)

UPVC double glazed window, central heating radiator.










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