



**Arnside Drive  
Rochdale OL11 5HR  
ASKING PRICE £395,000**

**Adamsons Barton Kendal** are delighted to present this stunning four-bedroom semi-detached new-build home in the highly sought-after Bamford location. This beautifully presented property offers an excellent opportunity for families and is ideally situated close to a wide range of local amenities. These include popular restaurants such as The Sir Winston Churchill Harvester, highly regarded schools including Bamford Academy and Whittaker Moss Primary School, and convenient access to a well-served local bus route.

The property has been immaculately finished throughout, boasting high-quality fixtures and fittings and thoughtful design features. The open-plan kitchen diner forms the true heart of the home and benefits from stylish bi-fold doors leading out to the south-facing rear garden, creating a bright and sociable living space ideal for modern family life. The kitchen features quartz worktops and is fitted with a range of integrated Bosch appliances, including a hob, oven, microwave and fridge freezer. It is complemented by a useful utility room with space and plumbing for a stacked washer and dryer.

The entire ground floor benefits from under floor heating, powered by an energy-efficient air source heat pump, while the property also features flush sash windows, enhancing its modern yet elegant finish.

Also located on the ground floor is a spacious lounge, along with two storage cupboards and a convenient downstairs WC.

To the first floor, the property offers a generous master bedroom complete with a modern en-suite, featuring a WC, wash basin and walk-in shower. The bathrooms throughout the home are supplied and fitted by H2O Bathrooms and finished to a high contemporary standard. In addition to the master bedroom, there are two further well-proportioned double bedrooms and one single bedroom, ideal for use as a home office, nursery or dressing room.

Externally, the property is currently in the process of having a resin double driveway installed, with a planter separating the property from the adjoining home. The driveway will also benefit from an EV charging point, providing convenient electric vehicle charging at home.

To the rear, the south-facing garden will feature a porcelain patio seating area, with the remainder to be turfed upon request, creating a pleasant and low-maintenance outdoor space.

This is a beautifully finished home offering fantastic potential for families seeking a long-term or forever home in one of the area's most desirable locations.

Early viewing is highly recommended.

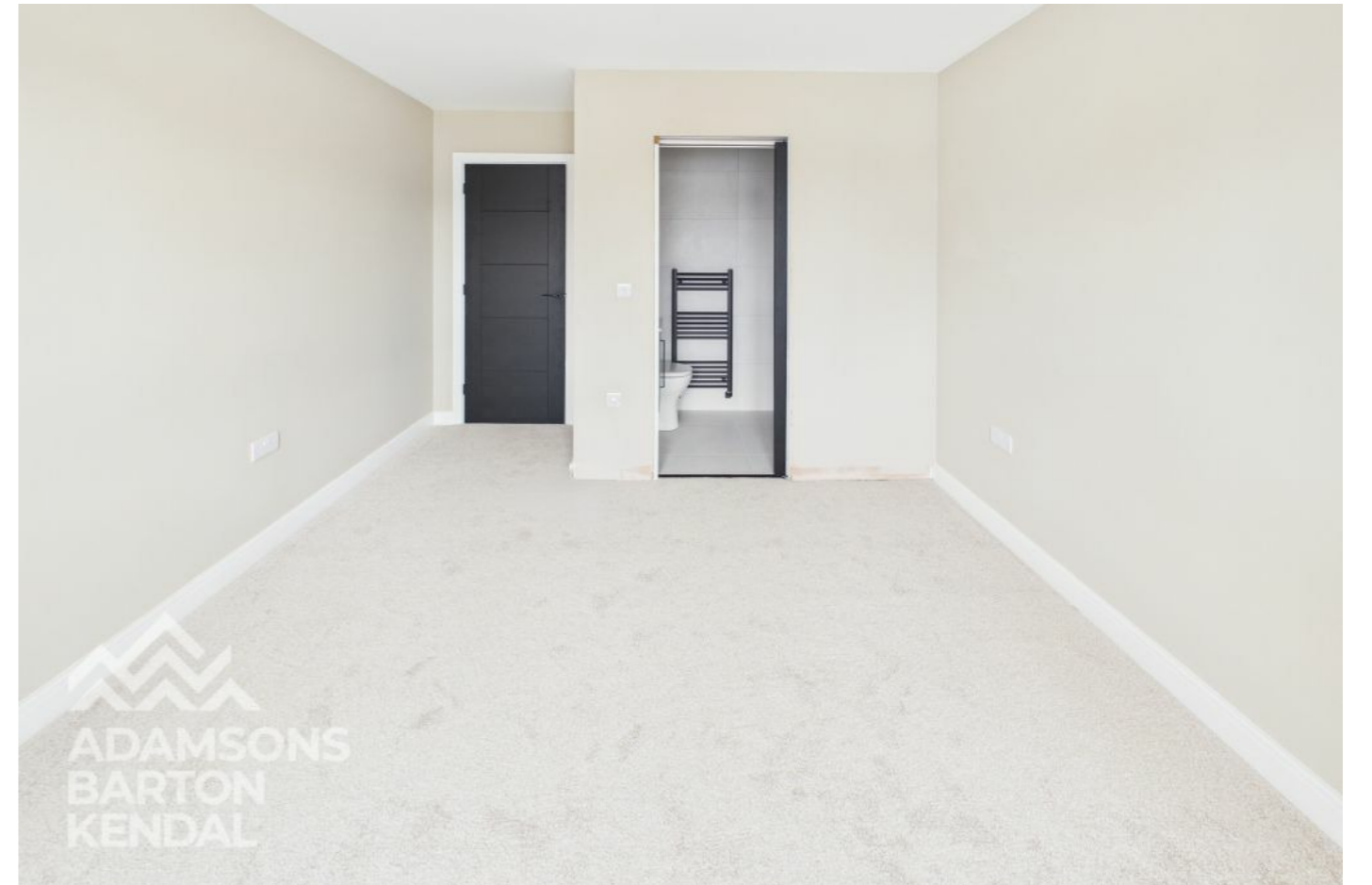
**Arnside Drive, Rochdale OL11 5HR**



**Arnside Drive, Rochdale OL11 5HR**



**Arnside Drive, Rochdale OL11 5HR**



**Arnside Drive, Rochdale OL11 5HR**



**Arnside Drive, Rochdale OL11 5HR**

# VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS ADAMSONS BARTON KENDAL

**Tenure**

TBC

**Council Tax Band**

TBC

**Energy Performance Certificate**

TBC



w - [abkproperty.co.uk](http://abkproperty.co.uk) e - [sales@abkproperty.co.uk](mailto:sales@abkproperty.co.uk)

Adamsons Barton Kendal for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Adamsons Barton Kendal has any authority to make or give any representations or warranty in relation to this property.

Due to a change in the legislation as from 1<sup>st</sup> March 2004 we are required to check your identification. This is a legal requirement and applies to all Estate Agents: (i) proceeding to market any property; and (ii) should you make an offer on one of our properties and this offer becomes acceptable, before we can instruct Solicitors to proceed with the transaction. Suitable identification can be: Current signed Passport; New style Driving Licence with photograph; Inland Revenue Tax notification