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2 Swift Road | Bamford | Rochdale OL11 5RF

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Bamford | OL11 5RF

Occupying an enviable corner plot position within the heart of Bamford, this impressive detached family home offers spacious living accommodation, excellent outdoor space, ample off-road parking, and exciting potential to extend further.

The property is ideally suited to growing families, combining versatile reception space with four double bedrooms and a mature South-facing rear garden that enjoys sunlight throughout the day.

The main lounge is a particularly impressive reception space, beautifully proportioned and filled with natural light via large windows overlooking the gardens. Complementing the lounge is a separate dining room, creating an excellent space for hosting family gatherings and dinner parties. Offering clear separation between living and dining areas, the layout provides versatility for growing families whilst maintaining a traditional sense of space and functionality.

Positioned adjacent to the reception areas, the kitchen offers excellent potential for future reconfiguration or open-plan living, subject to individual requirements. A separate utility room further enhances the practicality of the home, providing additional storage, laundry facilities and secondary external access, helping to keep the main living spaces uncluttered.

The dedicated study is perfectly suited for those working from home, whilst also offering flexibility as a playroom, snug or guest bedroom if required.

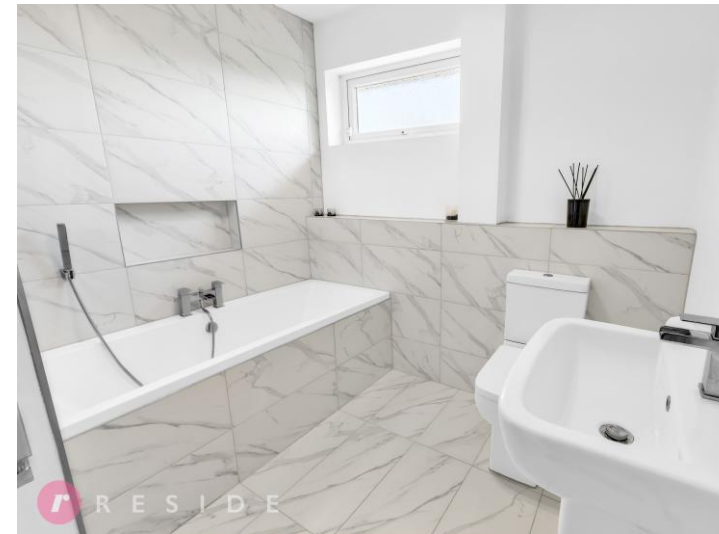
To the first floor, the sense of space continues with four genuine double bedrooms, a rare and highly desirable feature for family purchasers. The principal bedroom enjoys the added luxury of a beautifully appointed brand new en-suite shower room.

The remaining bedrooms are served by stunning brand new family bathroom, stylishly refurbished to create a luxurious and contemporary space featuring quality fixtures and fittings.

Externally, the property stands on an excellent corner plot with mature borders, and a private South-facing rear garden providing an excellent space for entertaining and family enjoyment. A large driveway and double garage with electric door provides ample off-road parking for multiple vehicles, whilst the size of the plot presents excellent scope for extension or further development potential, subject to planning approval.

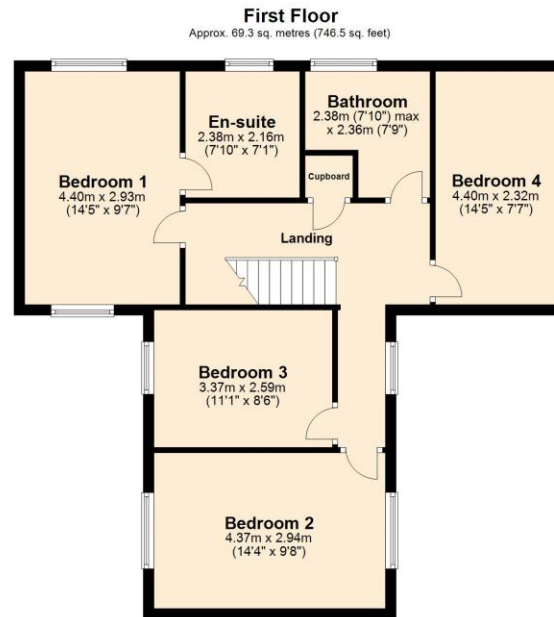
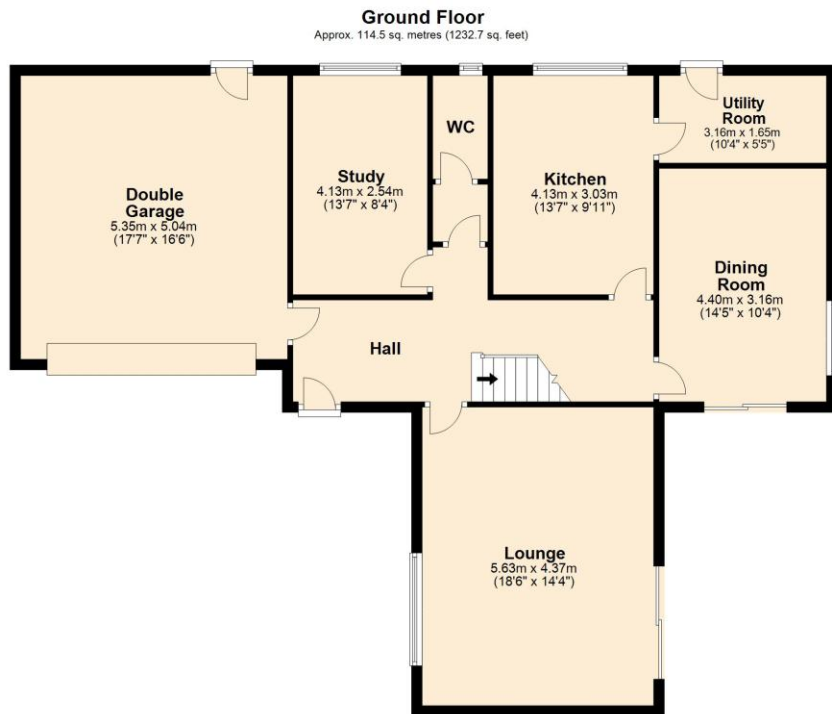


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To view this property call Reside on **01706 356633**





Total area: approx. 183.9 sq. metres (1979.1 sq. feet)



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"Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale".