



63 Bagslate Moor Road, Rochdale

Miller Metcalfe
Every step of the way

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Rochdale

Occupying an enviable position overlooking the golf course, this exceptional four-bedroom detached family residence offers an outstanding opportunity to acquire a truly impressive home in one of Norden's most prestigious and highly sought-after locations.

Beautifully presented throughout and offering generous, versatile living accommodation, this superb property perfectly combines elegance, comfort and an enviable lifestyle. Conveniently positioned close to excellent local amenities, highly regarded schools, superb transport links and scenic countryside walks, it is ideally suited to growing families and discerning buyers alike.

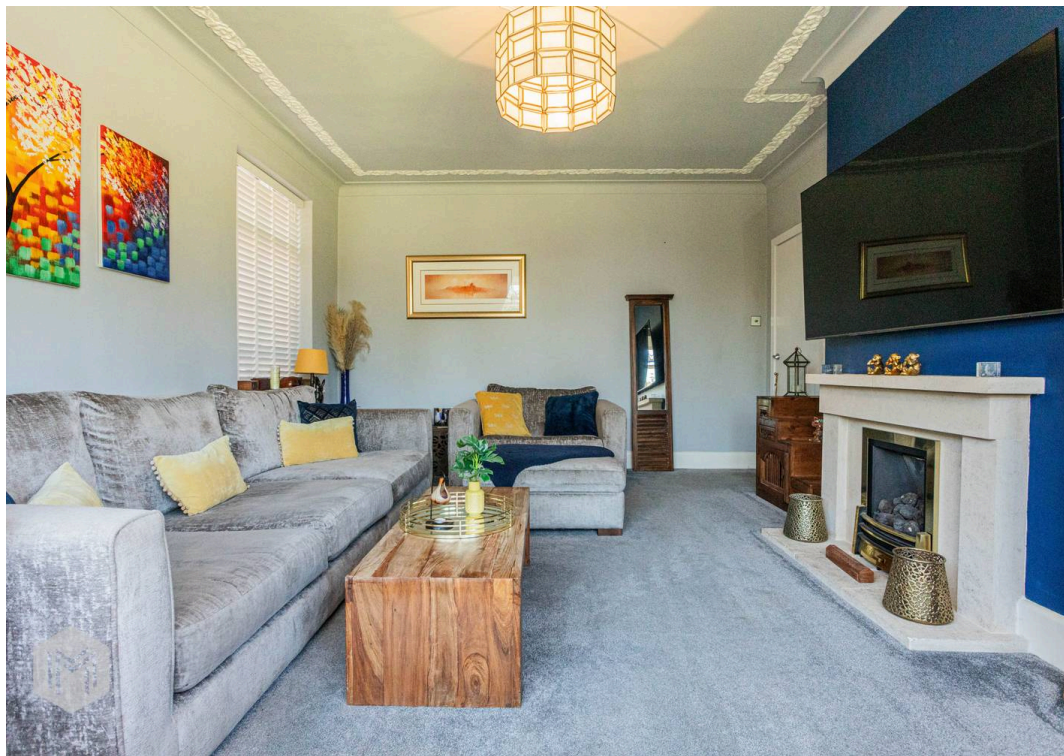
Upon entering, you are welcomed by a spacious entrance hall which sets the tone for the accommodation beyond. The impressive living room is flooded with natural light from a stunning feature bay window, creating a warm and inviting space to relax. A separate dining room provides the perfect setting for entertaining family and friends, while the heart of the home is undoubtedly the spacious dining kitchen, beautifully appointed with an extensive range of quality fitted wall and base units and offering ample space for everyday family life. Patio doors seamlessly connect the indoors with the spectacular rear garden, where uninterrupted views across the golf course provide a truly idyllic backdrop – a dream setting for golfers and those who simply appreciate beautiful surroundings. An integral garage further enhances the practicality of this wonderful home.

The first floor continues to impress with four generously proportioned bedrooms. The luxurious principal suite enjoys its own private balcony, offering the perfect spot to enjoy your morning coffee whilst taking in the breathtaking panoramic views across the golf course. A well-appointed family bathroom completes the first-floor accommodation.

Externally, the property is equally impressive, with a substantial driveway providing ample off-road parking leading to the integral garage. The beautifully maintained rear garden enjoys a highly desirable aspect, backing directly onto the golf course and offering an exceptional level of privacy and tranquillity, making it perfect for both entertaining and relaxing. The property also benefits from the addition of solar panels, enhancing its energy efficiency and helping to reduce running costs.

Homes of this calibre, in such a prime location, rarely come to the market. Offering spacious accommodation, stunning views, exceptional outdoor space and an enviable

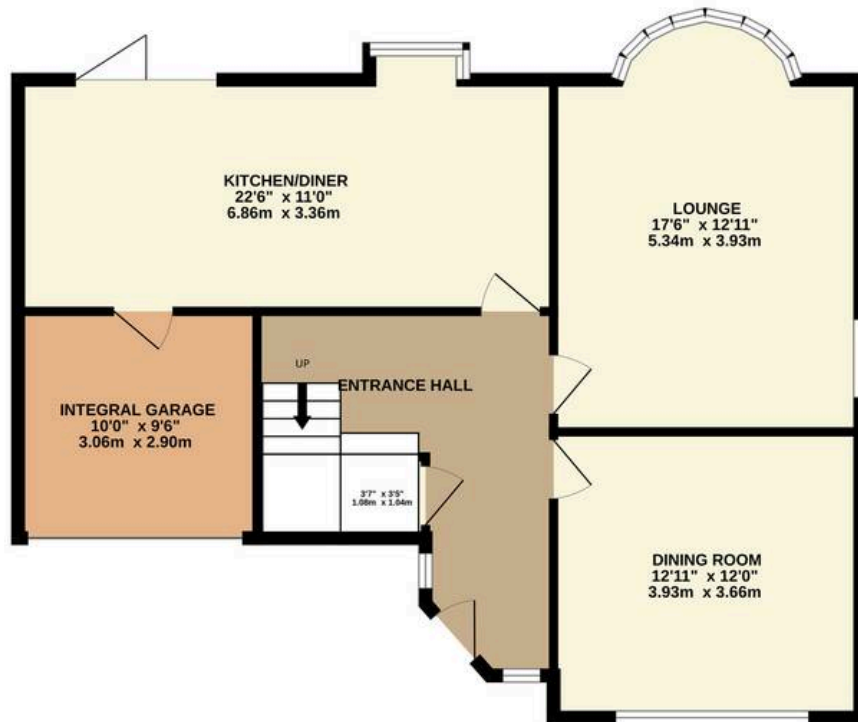




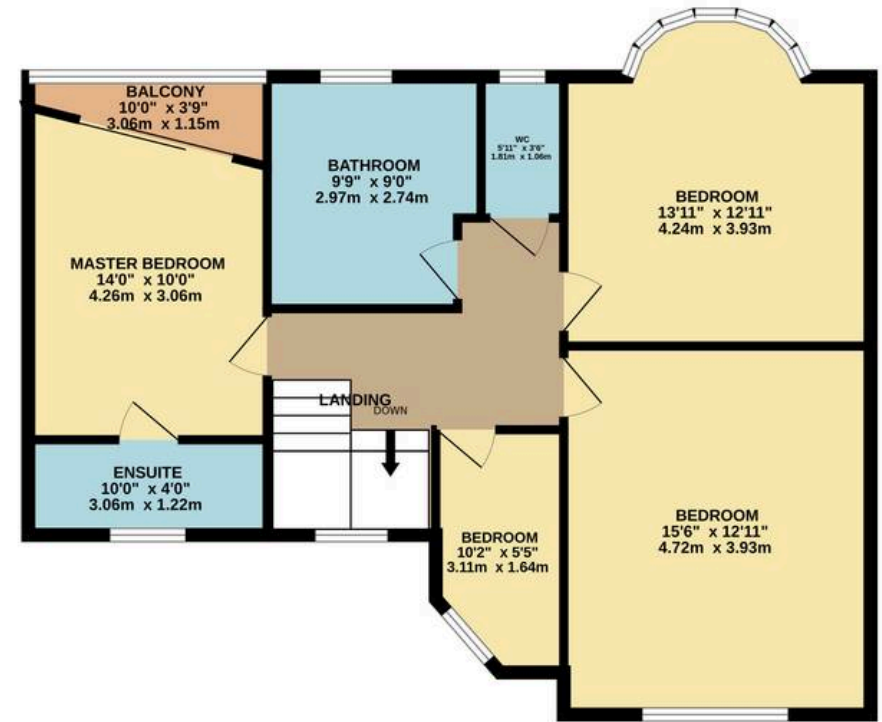




GROUND FLOOR
826 sq.ft. (76.7 sq.m.) approx.



1ST FLOOR
821 sq.ft. (76.3 sq.m.) approx.



TOTAL FLOOR AREA : 1647 sq.ft. (153.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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