



**Northdene Drive
Bamford, Rochdale OL11 5NH
ASKING PRICE £550,000**

ADAMSONS BARTON KENDAL are delighted to present Northdene Drive, a charming three-bedroom detached bungalow located in the heart of Bamford, on one of the borough's most prestigious and sought-after avenues. Set within generous grounds, the property offers excellent potential—whether as a spacious single-storey residence or a development opportunity, subject to the necessary planning permissions.

Upon entering, you're welcomed through a porch into a spacious central hallway. To the left, the layout includes a formal dining room, a large sunken lounge (currently equipped with a stair lift), a good sized kitchen, a separate utility room, and an integral double garage. On the right side of the property are three generously sized double bedrooms, including a master with en-suite, as well as a modern family wet room. While the interior would benefit from some modernisation, it is clear the home has been well maintained by its current owner over a number of years. The double garage also offers scope for conversion to additional living space, subject to requirements.

Occupying a plot of approximately 1/3rd of an acre, the property features expansive gardens to both the front and rear, offering a high level of privacy thanks to mature greenery. A spacious driveway at the front provides ample parking for multiple vehicles.

Bamford is a highly desirable location, offering access to excellent local amenities including reputable schools, shops, cafes, and restaurants. Leisure facilities such as Rochdale Golf Club and Oulder Hill Leisure Centre are nearby, with Rochdale and Bury town centres easily accessible.

This property is offered for sale with no onward chain. Early viewing is highly recommended to fully appreciate the generous plot, prime location, and outstanding potential of this delightful home.

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Ground Floor

Porch - 1.02m x 2.49m (3'4" x 8'2")

Hallway - 4.50m x 3.48m (14'9" x 11'5")

Lounge - 5.56m x 4.49m (18'3" x 14'9")

Dining Room - 2.34m x 5.16m (7'8" x 16'11")

Kitchen - 2.75m x 3.26m (9' x 10'8")

Utility Room - 2.75m x 1.80m (9' x 5'11")

Bedroom One - 5.58m x 3.95m (18'4" x 13')

En-Suite - 0.89m x 2.37m (2'11" x 7'9")

Bedroom Two - 4.51m x 3.52m (14'10" x 11'7")

Bedroom Three - 3.12m x 4.18m (10'3" x 13'9")

Wet Room - 1.77m x 2.37m (5'10" x 7'9")



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External

Double Garage - 5.90m x 6.99m (19'4" x 22'11")

Tenure

Freehold

Council Tax Band

G

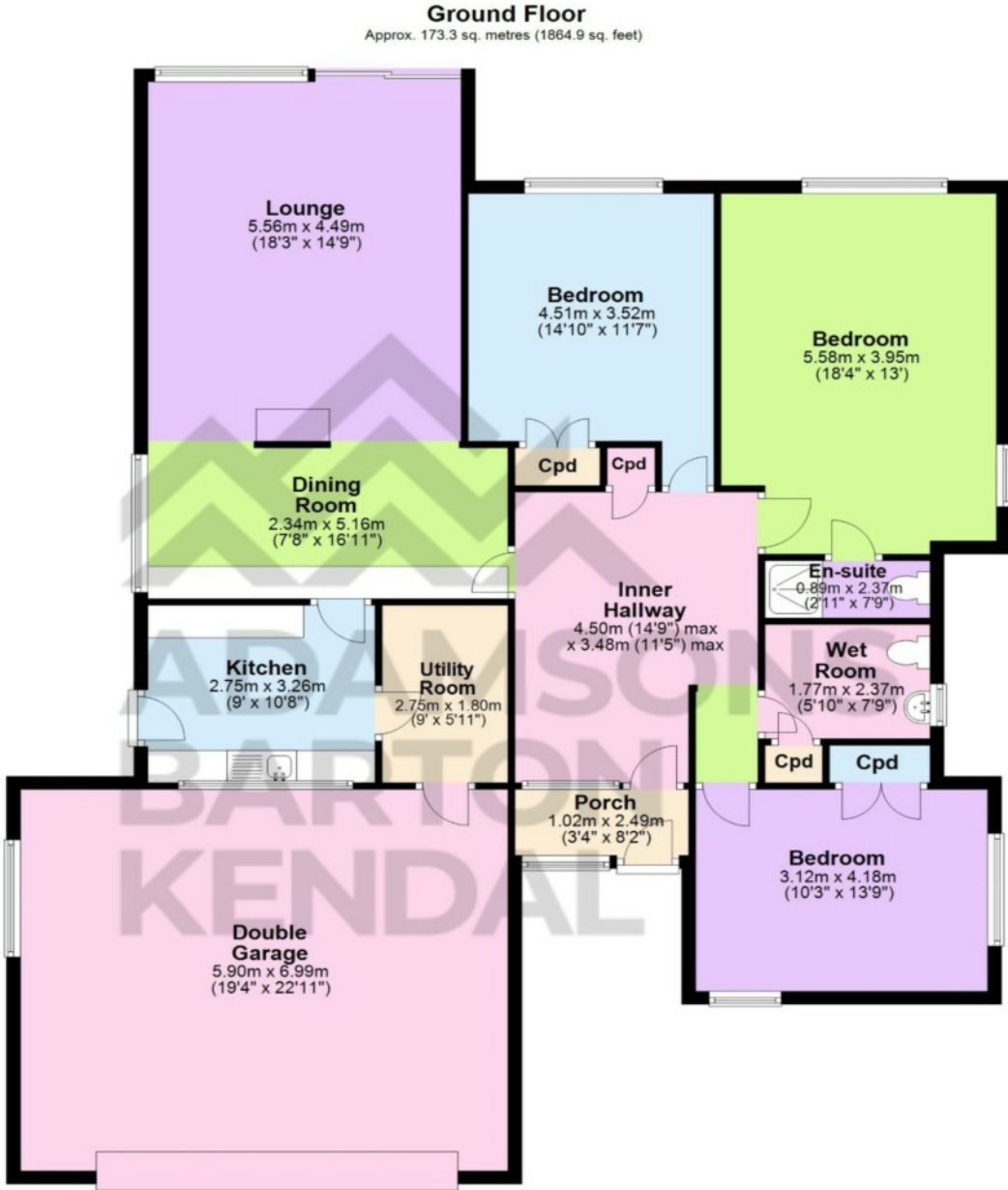
Energy Performance Rating

D59



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS ADAMSONS BARTON KENDAL



Total area: approx. 173.3 sq. metres (1864.9 sq. feet)

Disclaimer - Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, this plan is for illustrative purposes only and should only be used as such by any prospective purchaser.
Plan produced using PlanUp.

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