



23 Broadhalgh | Bamford | Rochdale OL11 5LX

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A beautifully presented, individually designed detached residence, occupying a private plot within a quiet and highly sought-after backwater in the heart of Bamford. Ideally positioned on the doorstep of excellent schools, local amenities and open countryside.

Originally constructed in 1993 and thoughtfully extended in 2017, this exceptional home offers spacious and immaculately maintained family living accommodation throughout. The property briefly comprises an inviting entrance hall, downstairs WC, and two generous reception rooms including a large lounge and a stunning orangery. At the heart of the home is a high-specification 'Stuart Frazer' breakfast kitchen, complemented by a separate utility room.

Externally, the property enjoys a substantial block-paved driveway providing ample off-road parking for multiple vehicles, leading to an integral double garage with electric up-and-over door. To the rear, a private south-west facing garden offers an ideal space for outdoor entertaining, with a paved patio area and well-maintained lawn.

To the first floor, there are four spacious double bedrooms, including a luxurious principal suite with an ultra-modern en-suite shower room, alongside a contemporary three-piece family bathroom. Further benefits include digitally controlled gas central heating and triple glazing throughout, with the orangery featuring self-cleaning glass.



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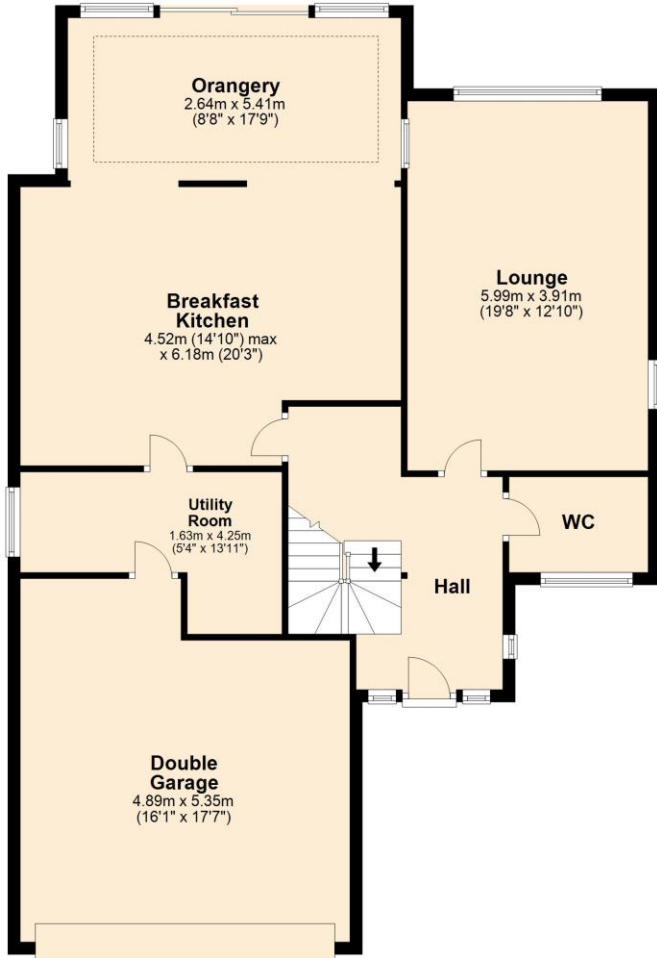


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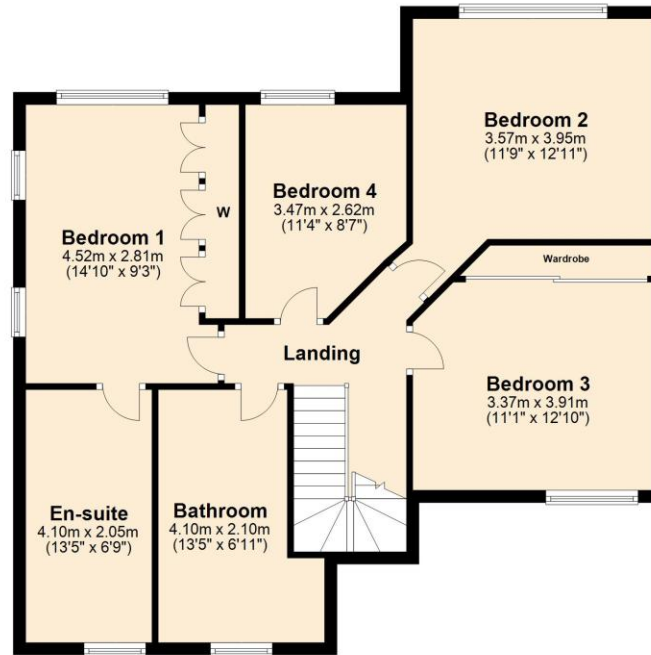
Ground Floor

Approx. 120.9 sq. metres (1301.2 sq. feet)



First Floor

Approx. 82.4 sq. metres (886.9 sq. feet)



Total area: approx. 203.3 sq. metres (2188.1 sq. feet)



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