



4 Eton Close | Bamford | Rochdale OL11 4DT

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Tucked away in a highly sought-after position within Bamford, this substantial four-bedroom detached home enjoys a generous plot, beautiful views across Roch valley, and exceptionally versatile living space — an ideal setting for modern family life.

Occupying a generous plot in a prime Bamford location is an impressive four-bedroom detached family residence that effortlessly combines space, privacy, and potential. Set back from the road, the property enjoys an attractive and discreet frontage, opening into a bright and spacious home with far-reaching views over the rear garden and the valley beyond.

Internally, the property offers exceptionally versatile and well-proportioned living accommodation that caters perfectly to modern family living. Whether hosting guests, spending time together, or creating dedicated spaces for work or relaxation, the layout provides flexibility and comfort in equal measure.

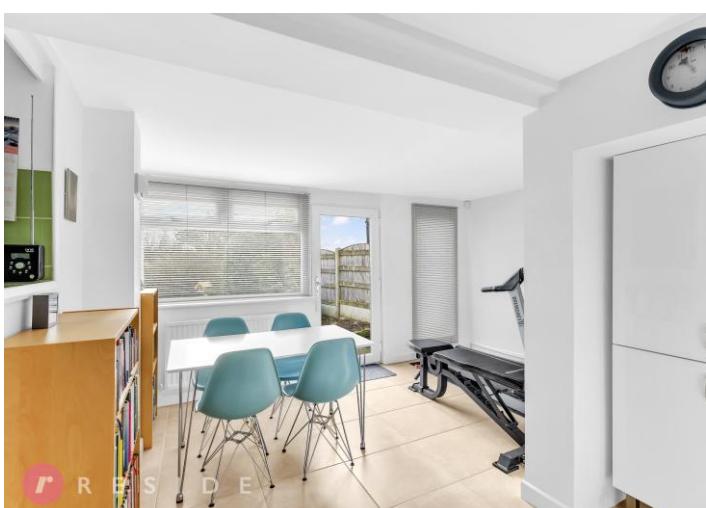
To the first floor, the home provides four generously sized bedrooms, to suit a growing family. The bedrooms boast pleasant views across the gardens and beyond whilst also offering flexibility for children, guests, or home working. The accommodation is complemented by a family bathroom, fitted with a modern suite and designed to comfortably serve all bedrooms.

There is also excellent scope for purchasers to personalise and enhance the property further, including potential for extension, subject to the necessary planning consents.

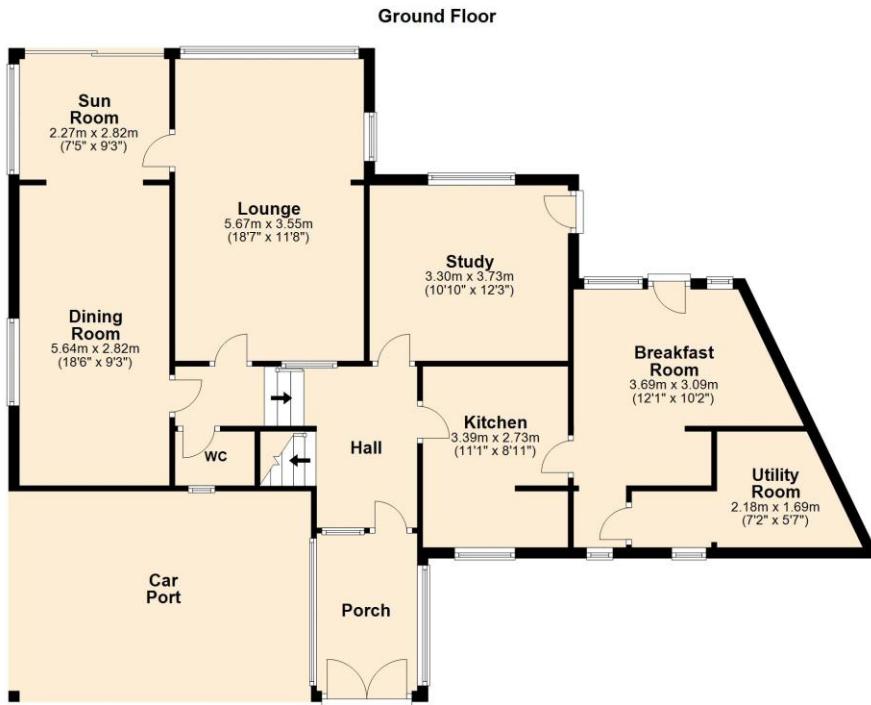
Outside, the generous gardens are beautifully maintained, with expansive lawns and colourful bedding areas that create a peaceful and inviting outdoor environment. Ideal for children, entertaining, or simply enjoying quieter moments, the garden serves as a natural extension of the living space during the warmer months.

Situated within a friendly and well-regarded community, the property benefits from close proximity to local amenities, highly regarded schools, and convenient transport links, making it an excellent choice for growing families.

This property is more than just a home — it is a setting for long-term family life and lasting memories. Early viewing is highly recommended to fully appreciate the space, setting, and potential this exceptional property has to offer.



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



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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".