







ADAMSONS BARTON KENDAL

Winston Avenue
Bamford, Rochdale OL11 5JA
OFFERS INVITED IN EXCESS OF £375,000

Adamsons Barton Kendal are delighted to present this impressive four-bedroom detached family home, nestled just off the ever-popular residential street, Winston Avenue.

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Boasting beautiful kerb appeal, the property is set within well-maintained lawned gardens to both the front and rear. A large driveway provides ample off-road parking and leads to a double garage, complete with both an electric door and a convenient pedestrian access door.

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Internally, the home offers a welcoming entrance hall, featuring a striking glass staircase and cleverly designed under-stairs pull-out storage cupboards, with plumbing in place for a washing machine. There is also a useful downstairs WC.

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The spacious lounge provides a comfortable living space, complete with an electric fireplace and double doors that seamlessly open into the dining room—ideal for both everyday living and entertaining. The dining room itself is generously sized and benefits from direct access to the rear garden.

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The kitchen is well-appointed with a range of integrated appliances, including a hob, oven, cooker hood, dishwasher, and fridge, and also offers space for a small dining area.

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To the first floor, there are four bedrooms, including a generous master bedroom with fitted wardrobes and a modern en-suite shower room. A second double bedroom is of a similar size, alongside two further bedrooms which could be utilised as single rooms, home offices, or nurseries depending on requirements. A family bathroom completes the accommodation.

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Externally, the rear garden features a paved seating area—perfect for enjoying the summer months—as well as a well-kept lawn.

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This property would make a perfect family home and is ideally positioned close to local schools and nurseries, as well as Oulder Hill shopping precinct, with excellent access to motorway links.

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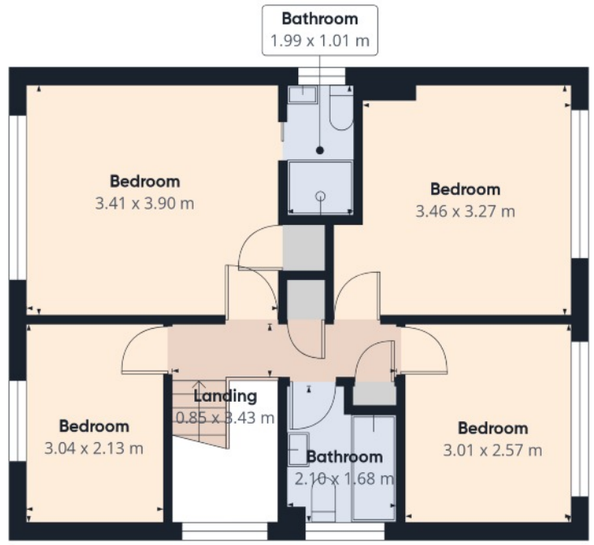
Tenure - Freehold

Council Tax Band - Band E

Energy Performance Cert - TBC



Floor 0





Floor 1

Approximate total area(1)

104.2 m²

Reduced headroom

0.2 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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