



9 Camberley Drive | Bamford | Rochdale OL11 4AZ

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# 9 Camberley Drive

Bamford | OL11 4AZ

Occupying a prestigious position on one of Rochdale's most sought-after residential developments, this impressive detached family home offers refined living space, elegant interiors and beautifully proportioned and versatile living accommodation, ideally suited to modern family life.

From the moment you arrive, the property makes a strong first impression, with a generous driveway. Internally, the home has been thoughtfully designed to combine luxury, comfort and versatility, with high-quality finishes throughout.

suite facilities and walk-in wardrobe. The remaining bedrooms are well balanced and served by a brand new family bathroom, offering flexible accommodation for growing families or visiting guests.



The welcoming entrance hallway sets the tone, leading through to a selection of spacious and flexible reception rooms, ideal for both everyday living and formal entertaining. The lounge is warm and inviting, featuring a statement fireplace, while additional reception areas provide perfect spaces for dining, family use or a dedicated home office.

Externally, the home enjoys private and well-maintained gardens, providing an ideal setting for outdoor entertaining, relaxation and family enjoyment. The property further benefits from a double garage and extensive driveway parking, adding convenience and future potential.

At the heart of the home lies a newly fitted breakfast kitchen, finished to an excellent standard with sleek cabinetry, quality work surfaces and integrated appliances. Designed for both practicality and style, it offers an ideal hub for family life and social occasions.

Perfectly positioned for access to highly regarded schools, local amenities and excellent transport links, this outstanding residence offers the rare combination of space, quality and location.

Upstairs, the property continues to impress with four generously proportioned bedrooms, including a superb principal suite complete with en-

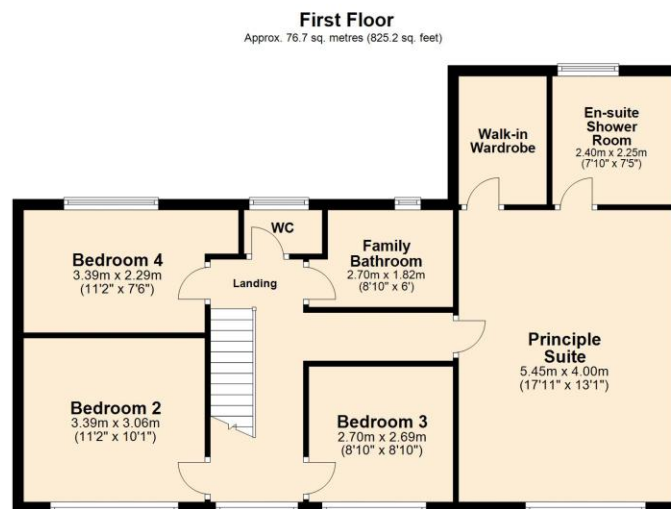
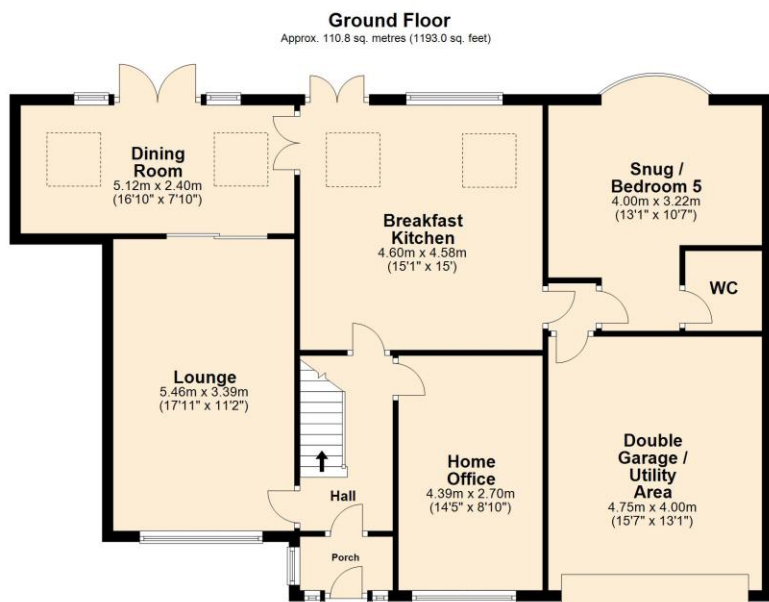






To view this property call Reside on **01706 356633**





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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".