



FOR SALE BY THE MODERN AUCTION METHOD

The Coach House
Spring Bank Lane, Rochdale OL11 5SE
AUCTION GUIDE PRICE £560,000

ADAMSONS BARTON KENDAL are privileged to present this prestigious and truly one-of-a-kind detached bungalow, The Coach House, nestled down a private lane off one of Rochdale's most sought-after addresses, Springbank Lane in Bamford. This exceptional residence offers a rare combination of space, privacy, and sophistication, having been extensively renovated and modernised throughout to an impeccable standard.

Approached via a private driveway, The Coach House enjoys ample off-road parking, a double garage currently utilised as a workshop, and an additional car port—perfect for those requiring versatile parking or storage options. The property is surrounded by beautifully landscaped gardens to the side and rear, lovingly maintained and designed to offer both tranquillity and impressive outdoor entertaining spaces.

Upon entering, a spacious and welcoming hallway sets the tone for the quality and scale of the accommodation. To the right lies a magnificent lounge, extending to almost 10 metres in length—an ideal setting for large families or those who love to entertain. From here, a stylish and practical utility room—currently used as a home workspace—provides the perfect setup for remote working, offering excellent storage and flexibility.

The stunning contemporary kitchen is a true highlight of the home, featuring high-quality fitted appliances, a breakfast bar, and a lovely outlook onto the rear garden. The kitchen opens seamlessly into a spacious dining room, with patio doors leading directly out to the garden—ideal for family gatherings and summer entertaining.

The luxurious family bathroom has been finished to an exceptional standard, featuring a four-piece suite with a walk-in shower and separate bath. The property further boasts four generous double bedrooms, each with modern fitted wardrobes. One bedroom is currently utilised as a dressing room, while another benefits from a beautifully appointed en-suite bathroom and direct access to the side garden.

The gardens are a true feature—immaculately presented, with raised patio areas perfect for relaxing or entertaining during the warmer months, and offering fantastic potential for keen gardeners. Having undergone comprehensive renovations, The Coach House has been finished to the highest of standards, with the kitchen and boiler both only two years old and the boiler serviced annually. Every detail reflects quality craftsmanship and modern luxury throughout.

This substantial home presents a rare opportunity to acquire a prestigious, immaculately presented detached bungalow in one of Rochdale's finest and most exclusive locations. The Coach House effortlessly combines style, comfort, and practicality, making it an exceptional family residence and a property of true distinction in the heart of Bamford.

VIEWING HIGHLY RECOMMENDED

The Coach House, 33 Spring Bank Lane, Rochdale OL11 5SE

THE ACCOMMODATION COMPRISES:

(Measurements are approximate to the nearest 0.1m and for guidance only and they should not be relied upon for the fitting of carpets or the placement of furniture). No checks have been made on any fixtures and fittings or services where connected (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property).

Ground Floor

Living Room - 8.94 x 4.48 metres

Kitchen - 3.53 x 5.63 metres

Dining Room - 4.49 x 4.64 metres

Utility Room - 2.09 x 3.10 metres

Bedroom One - 4.12 x 4.64 metres

Bedroom Two - 2.97 x 4.64 metres

Bedroom Three - 3.87 x 4.64 metres

En Suite - 1.64 x 2.08 metres

Bedroom Four - 3.09 x 4.48 metres

Bathroom - 2.09 x 4.64 metres



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Tenure

To be confirmed

Council Tax Band

G

Energy Performance Rating

C69

“Auctioneers Comments”

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,500.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack.

The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

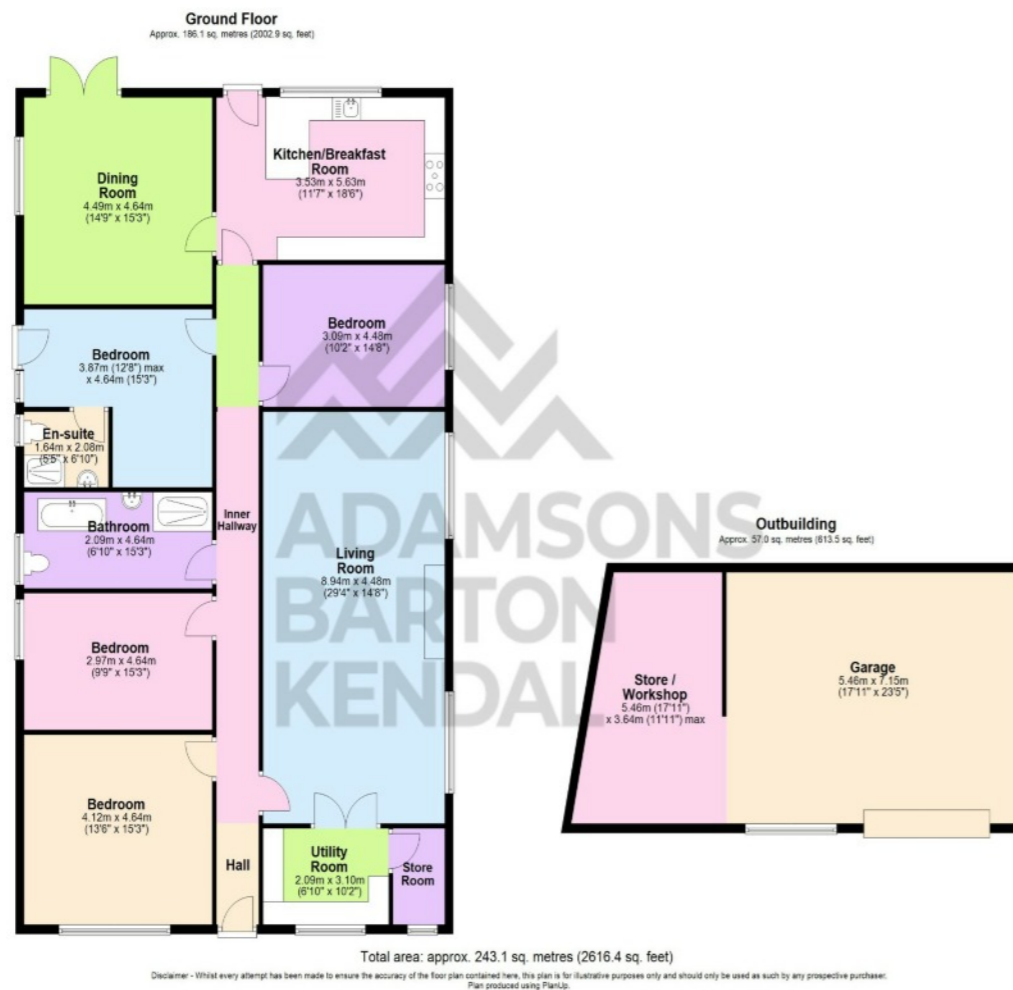
The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TO VIEW OR MAKE A BID
Contact “Barton Kendal” or visit: bartonkendal.iam-sold.co.uk

w - abkproperty.co.uk e - sales@abkproperty.co.uk

Adamsons Barton Kendal for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Adamsons Barton Kendal has any authority to make or give any representations or warranty in relation to this property.

Due to a change in the legislation as from 1st March 2004 we are required to check your identification. This is a legal requirement and applies to all Estate Agents: (i) proceeding to market any property; and (ii) should you make an offer on one of our properties and this offer becomes acceptable, before we can instruct Solicitors to proceed with the transaction. Suitable identification can be: Current signed Passport; New style Driving Licence with photograph; Inland Revenue Tax notification