



Rochbury Close
Rochdale OL11 5JF
OFFERS INVITED IN THE REGION OF £550,000

Adamsons Barton Kendal are privileged to present this truly exceptional detached bungalow positioned in one of the borough's most sought-after addresses, Rochbury Close in Bamford. Immaculately presented throughout, this remarkable home showcases exquisite high-quality fixtures and fittings, having been recently renovated to an exceptional standard. A true gem on the market, the property enjoys an enviable location close to popular restaurants and bars, well-regarded schools, Bamford Chapel, and is within easy reach of motorway links and public transport.

Upon entering this stunning residence, you are welcomed by a spacious entrance hall, complemented by a handy cloakroom to the left, currently utilised as a practical utility space with fitted storage. The heart of this luxurious home is the bespoke open-plan living area, offering an elegant and contemporary space ideal for both relaxation and entertaining. The beautiful kitchen boasts a striking central island with bar seating and features premium integrated appliances including a gas hob, large extractor fan and ovens. Flowing seamlessly from here is the sophisticated dining area, enhanced by patio doors opening onto the raised decking patio, perfect for indoor-outdoor living. A cosy sitting area complete with a charming log burner adds warmth and character, creating a welcoming and homely atmosphere.

The property offers three generously proportioned double bedrooms, including a delightful guest room with useful storage, a second bedroom currently used as a hobby room, and a versatile space with a fitted desk. The breathtaking master suite is undoubtedly a standout feature, showcasing ample fitted wardrobes, an impressive walk-in wardrobe and a beautifully appointed en suite with a walk-in shower, vanity unit and WC. The main family bathroom is equally luxurious—a pristine four-piece suite featuring a separate bath, walk-in shower and contemporary vanity sink unit.

Further enhancing this exceptional home is a separate store room and workshop, ideal for those working from home or seeking additional flexible space. With a shower room already in place, this area offers fantastic potential for conversion into further living accommodation if desired. The property also benefits from a single garage.

The exterior is just as impressive as the interior, boasting a truly beautiful and meticulously maintained garden. Designed to offer both expansive and intimate seating areas, the sun-drenched patio and thoughtfully landscaped spaces create an inviting outdoor retreat perfect for gardeners, families and those who love to entertain. This highly usable outdoor haven offers peace, privacy and endless enjoyment.

A rare opportunity to acquire a stunning, detached bungalow in one of Bamford's most prestigious locations—early viewing is highly recommended as properties of this calibre are expected to sell quickly.

Rochbury Close, Rochdale OL11 5JF

ACCOMMODATION

(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

Lounge/Dining Area - 8.29 x 3.41 metres

Kitchen/Breakfast Area - 4.34 x 5.12 metres

Master Bedroom - 4.34 x 4.77 metres

En Suite - 2.12 x 1.46 metres

Walk In Wardrobe - 2.12 x 1.46 metres

Bedroom Two - 3.85 x 3.12 metres

Bedroom Three - 3.85 x 2.97 metres

Bathroom - 2.82 x 2.04 metres

Utility - 2.82 x 1.19 metres

Store Room - 7.35 x 2.18 metres

Workshop - 1.97 x 2.42 metres

Garage - 5.29 x 2.42 metres



Rochbury Close, Rochdale OL11 5JF



Rochbury Close, Rochdale OL11 5JF



Rochbury Close, Rochdale OL11 5JF



Rochbury Close, Rochdale OL11 5JF



Tenure

TBC

Council Tax Band

F

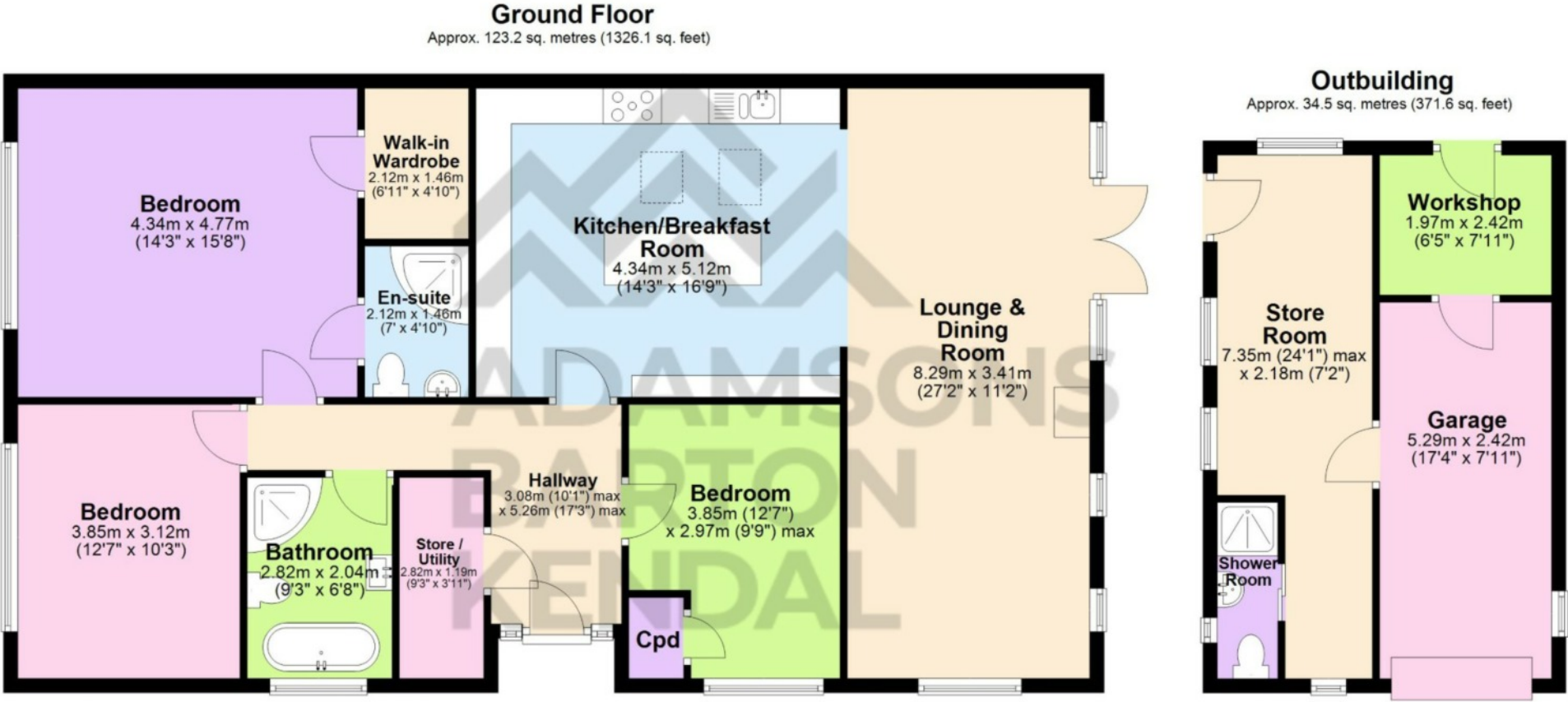
Energy Performance Rating

E48



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS
ADAMSONS BARTON KENDAL



Total area: approx. 157.7 sq. metres (1697.7 sq. feet)

Disclaimer - Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, this plan is for illustrative purposes only and should only be used as such by any prospective purchaser.
Plan produced using PlanUp.

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