



1 York Avenue | Bamford | Rochdale OL11 5HL

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Bamford | OL11 5HL

This stunning extended pre-war semi-detached residence occupies a prime position on one of Bamford's most sought-after tree-lined avenues.

Fully modernised throughout and finished to an exceptional standard, the property offers a perfect blend of character, space and contemporary family living.

Internally, the accommodation is both spacious and versatile, extending to approximately 2000sqft. To the ground floor, a welcoming entrance porch leads through to a generous hallway with cloak storage. The lounge is an impressive reception space, enjoying a dual aspect overlooking the rear garden, creating a bright yet cosy living environment.

To the rear, the heart of the home is the outstanding open-plan breakfast kitchen, dining and living space, thoughtfully designed for modern lifestyles. This expansive room provides ample space for cooking, dining and entertaining, with views and access onto the rear garden. A separate utility room offers additional practicality, alongside a ground floor shower room and a useful store room, ideal for further storage or potential conversion.

To the first floor, a spacious landing leads to five spacious bedrooms. The main bedroom benefits from a contemporary en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom. The fifth bedroom provides flexibility as a home office, ideal for remote working or growing families.

Externally, the property is equally impressive. To the front, a resin driveway provides ample off-road parking. To the rear, a South-facing garden offers a true sun trap, featuring raised decking, multiple seating areas and a superb summerhouse with power, perfect for entertaining or relaxation.

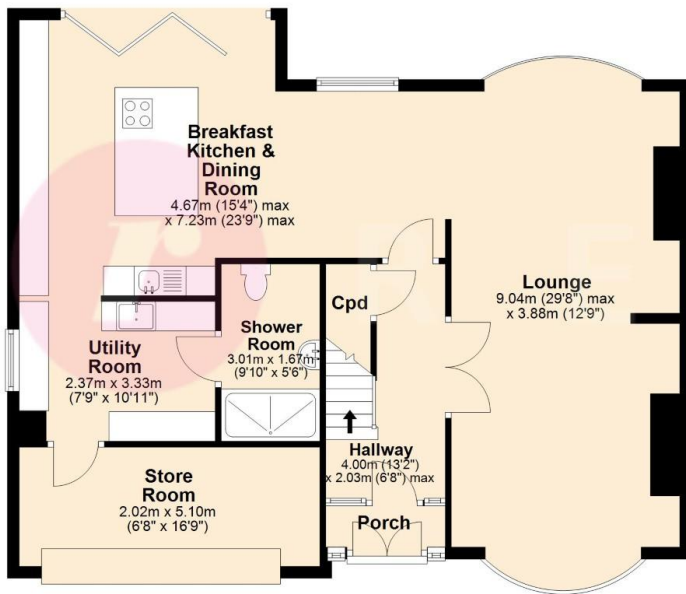




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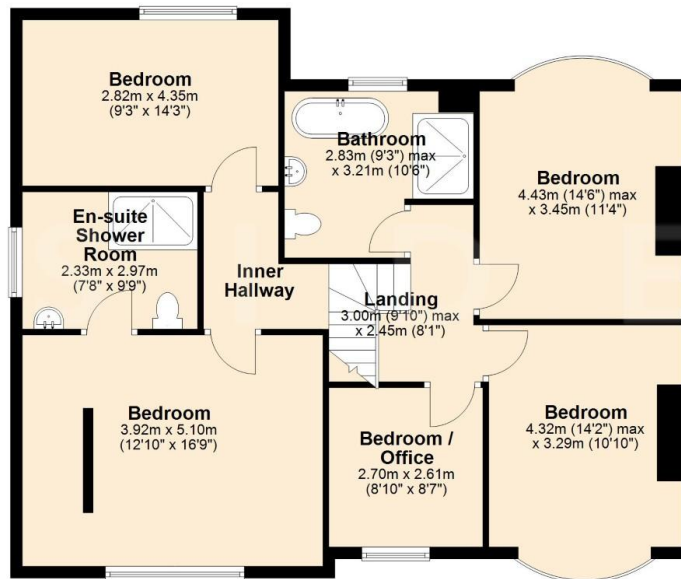
Ground Floor

Approx. 94.3 sq. metres (1015.0 sq. feet)



First Floor

Approx. 94.1 sq. metres (1013.3 sq. feet)



Total area: approx. 188.4 sq. metres (2028.3 sq. feet)



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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".