ADAMSONS
BARTON
KENDAL

War Office Road
Rochdale OL11 5HR
OFFERS INVITED IN THE REGION OF £335,000

Adamsons Barton Kendal are delighted to present this recently renovated three-bedroom detached family home, situated in one of Bamford's most sought-after positions on War Office Road.

The property occupies an extensive wraparound corner plot, boasting well-maintained lawned gardens to the front, side, and rear. A separate detached double garage and private driveway provide ample off-road parking.

Ideally located close to a range of local amenities, highly regarded schools and nurseries, and popular dining spots, this home offers both convenience and lifestyle appeal.

Internally, the property has been tastefully updated throughout, including new carpets and fresh décor. The accommodation briefly comprises a spacious open-plan living and dining room, beautifully presented and perfect for both relaxing and entertaining. The fitted kitchen includes integrated ovens, hob, and extractor fan, with additional space for appliances.

To the ground floor, there is also a third bedroom, currently utilised as a home office, along with a stylish modern three-piece family bathroom featuring a separate walk-in shower, vanity sink unit, and WC.

Upstairs, the property offers two generous double bedrooms, both benefitting from fitted wardrobes. There is also an additional room which could be used as a study, dressing room, or utility space.

A key selling feature of this home is the substantial plot and expansive wraparound gardens, offering excellent potential for further extension to the side and rear, subject to the necessary planning permissions (previous permission has been granted).

This is a fantastic family home in a highly desirable location, and early viewing is strongly recommended.

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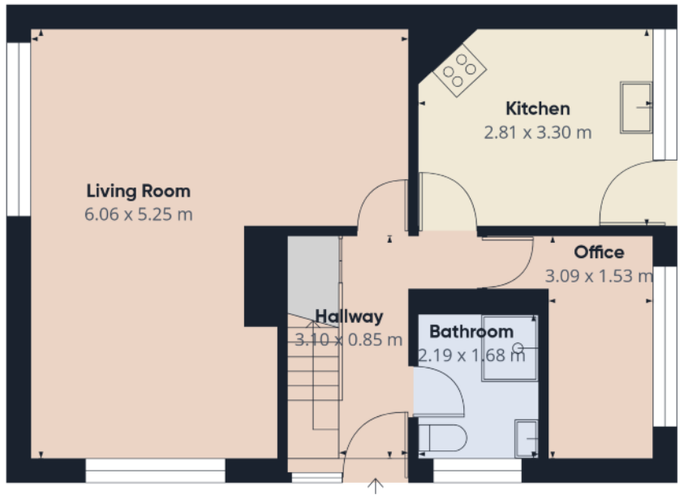
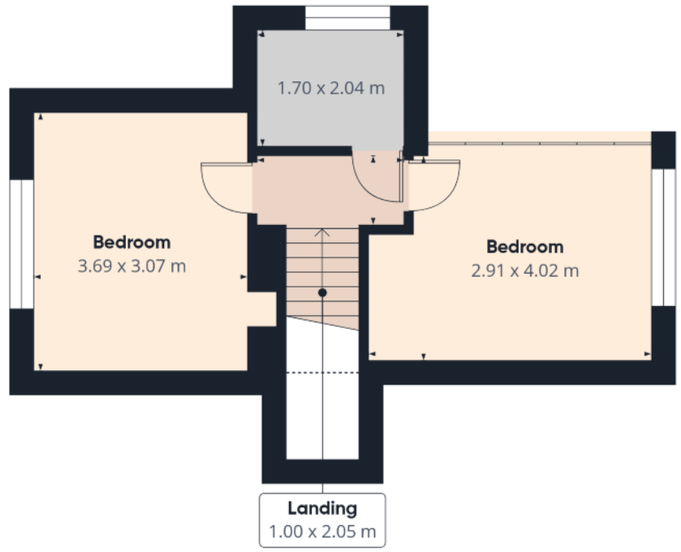
Tenure - Leasehold

Council Tax Band - Band D

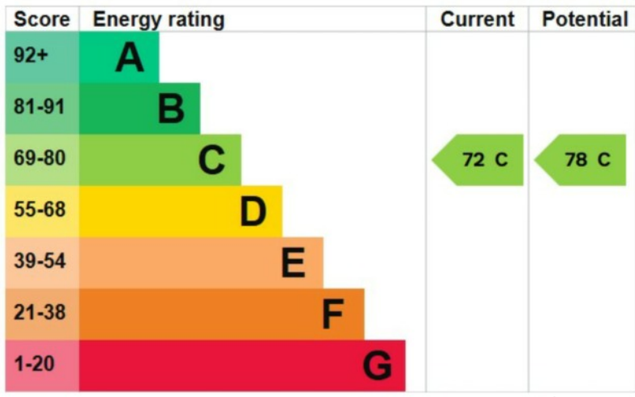
Energy Performance Cert - C72

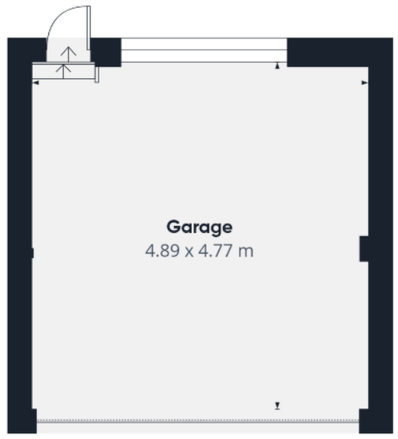


Floor 0 Building 1



Floor 1 Building 1





Floor 0 Building 2

Approximate total area(1)

101.4 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.

GIRAFFE360

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

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