



 RESIDE

11 Broadhalgh Avenue | Bamford | Rochdale OL11 5LW

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# 11 Broadhalgh Avenue

Bamford | OL11 5LW

A stunning detached residence brimming with individuality, charm, and character, occupying a private plot on a historic coaching lane within one of the area's most sought-after locations.

The property offers exceptionally spacious and versatile family accommodation extending across two well-planned floors, with an abundance of natural light and a layout perfectly suited to modern family living.

To the first floor, a landing with excellent natural light gives access to four spacious double bedrooms. The main bedroom is a particularly impressive room benefiting from a generous en-suite bathroom. Bedroom Two also enjoys the advantage of its own private en-suite shower room, making it ideal for guests or older children. Bedroom Three is another excellent-sized double room, whilst Bedroom Four offers flexible accommodation suitable as a bedroom, nursery, dressing room, or home office.

The ground floor is entered via an enclosed porch leading into a welcoming central hallway, which provides access to the principal reception areas and staircase to the first floor. To the front of the property is a substantial main lounge, an impressive living and entertaining space. Positioned to the rear is a further spacious sitting room overlooking the garden, offering a more relaxed reception space ideal as a family room, snug, or home office.

Completing the first floor is a stylish modern four-piece family bathroom incorporating both bath and separate shower facilities, together with additional built-in storage cupboards accessed from the landing.

A particular feature of the home is the family breakfast kitchen. This superb room provides extensive space for cooking, dining, and day-to-day family living, with direct access to the adjoining utility room. The utility area offers additional practical workspace and storage, whilst the downstairs WC/cloakroom adds further convenience.

Set behind elegant wrought iron gates, the family home enjoys a large, private plot with ample forecourt parking and access to a single garage. To the rear, an extensive South facing garden with mature borders of trees, shrubs, patio area and a delightful sun terrace, perfect for outdoor entertaining and relaxation.



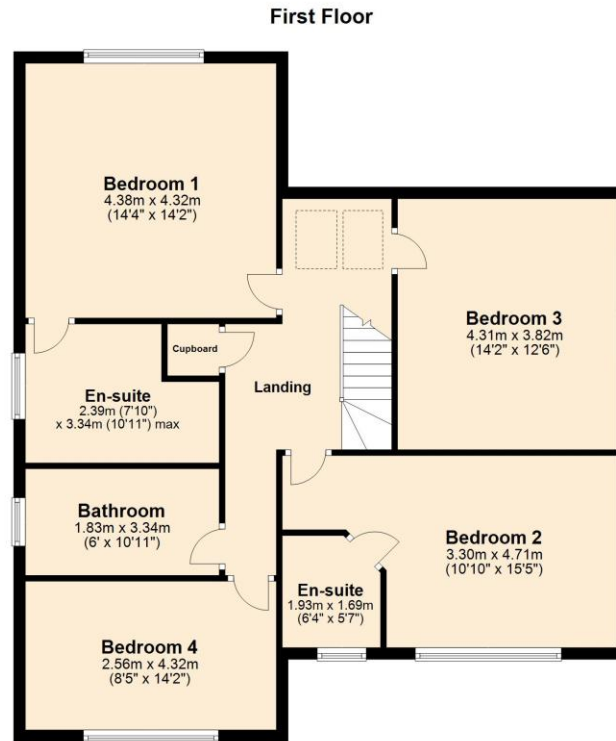
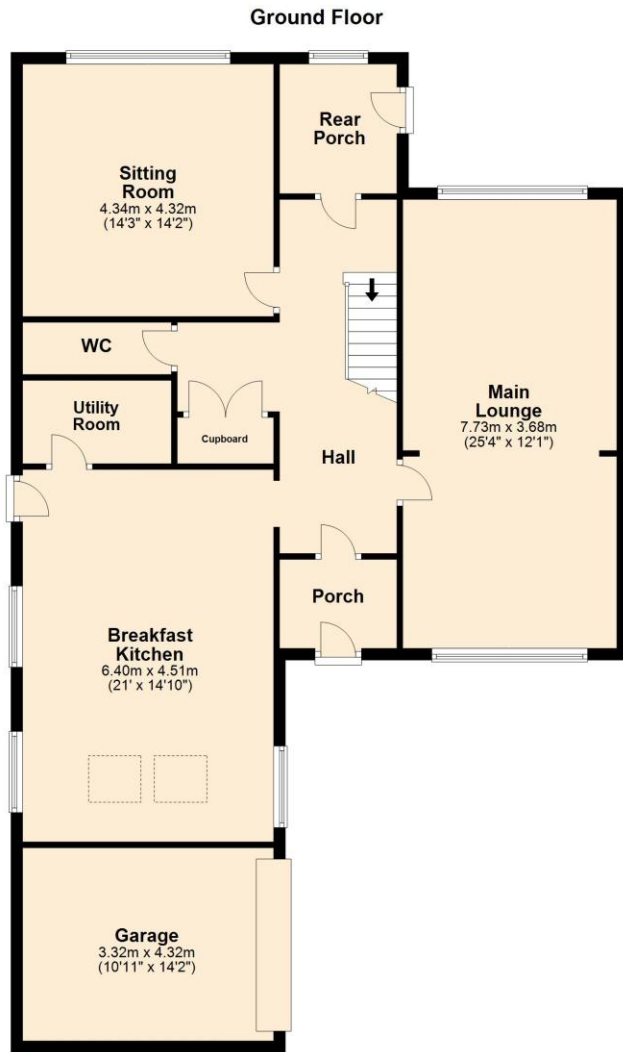
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