



**Cranbourne Road
Rochdale OL11 5JD
ASKING PRICE £430,000**

Adamsons Barton Kendal are delighted to present this beautiful extended 4-bedroom detached family home in one of Rochdale's most sought after locations of Bamford.

Positioned in a highly desirable residential area, the property is ideally located close to excellent local schools including Bamford Academy and Oulder Hill Academy. It is also within easy reach of popular dining spots such as The Grapes at Bamford and Sir Winston Churchill Harvester, as well as leisure facilities including Rochdale Golf Club. Convenient transport links, nearby bus routes, and a short drive to motorway networks make this an ideal location for families and commuters alike.

Occupying a generous plot, the property boasts a double paved driveway complete with a smart EV charger, a single garage, and beautifully maintained gardens to both the front and rear.

Internally, the home offers a welcoming entrance hall finished with stylish Karndean flooring, leading into two well-proportioned reception rooms. A spacious family lounge flows seamlessly through double doors into the dining room, creating a versatile living and entertaining space.

The true heart of the home is the impressive extended open-plan kitchen, thoughtfully designed and fitted with high-quality integrated SMEG appliances, including an oven, microwave, induction hob, dishwasher, two fridge/freezers, and a warming drawer. The central island doubles as a breakfast bar, and Amtico flooring adds a sleek, modern finish.

The kitchen opens into a bright rear conservatory, offering an additional sitting area with patio doors leading out to the garden—perfect for relaxing or entertaining. A convenient downstairs WC completes the ground floor.

Upstairs, the principal suite is a standout feature, offering a walk-through wardrobe area and a modern en-suite bathroom with a separate bath, walk-in shower, and vanity sink unit. There are two further double bedrooms—one benefiting from fitted Hammonds wardrobes—and a fourth single bedroom currently used as a home office, ideal as a nursery if required. All three double bedrooms are fitted with ceiling fans.

The family bathroom is equally impressive, featuring Karndean flooring, a stylish corner bath, separate walk-in shower, WC, and sink unit.

The garage is accessible via a side entrance or the up-and-over door to the front. It provides excellent storage space and offers potential for conversion into additional living accommodation, subject to the necessary permissions.

Externally, the beautifully landscaped rear garden provides multiple seating areas, ideal for enjoying the warmer months. Highlights include a cosy summer house, a patio area, and an additional seating space at the far end of the garden. The large lawn area is perfect for children, and the garden is further enhanced by mature apple and pear trees.

Additional benefits include solar panels, fibre broadband, and a comprehensive security system featuring CCTV cameras, security lighting, and alarm systems to both the front and rear.

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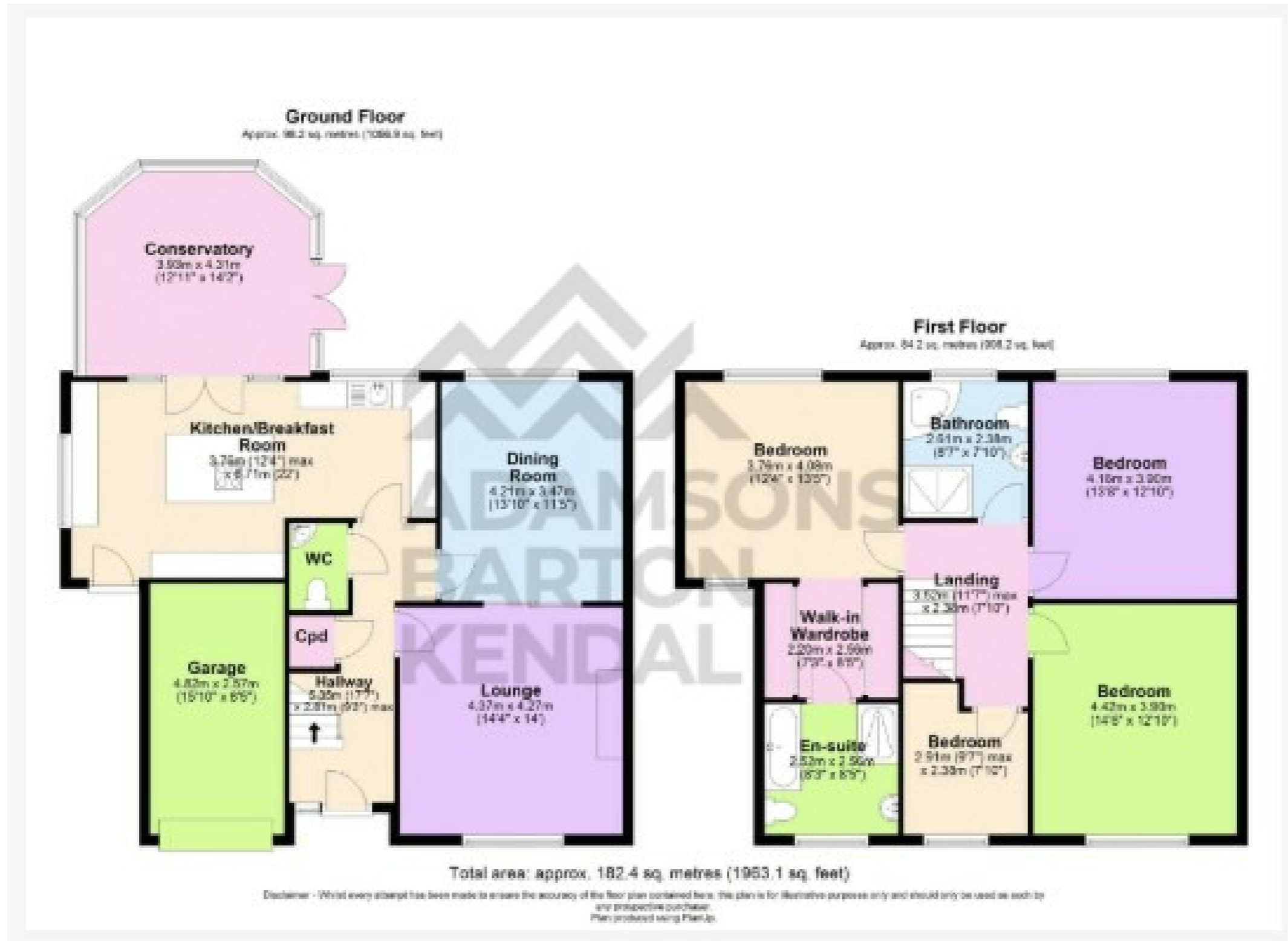
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