



**Partridge Close  
Bamford, Rochdale OL11 5SP  
ASKING PRICE £330,000**

**Adamsons Barton Kendal** are delighted to introduce this beautiful three bedroom detached bungalow in the popular location of Bamford, situated just off the ever-popular Birdie Estate.

Occupying spacious grounds with well-maintained gardens to both the front and rear, this charming home offers generous outdoor space, ideal for families and those who enjoy entertaining. To the front, the property benefits from a large driveway providing ample off-road parking, leading to a detached single garage accessed via a side personnel door and an electric garage door.

A beautifully paved seating area by the front entrance creates the perfect spot to relax and enjoy the summer months, while the rear garden boasts a substantial lawn and additional paved patio area — ideal for outdoor dining and gatherings.

The property is conveniently located close to highly regarded local schools including Whitaker Moss Primary School, Bamford Academy and Oulder Hill Community School. It is also within walking distance of beautiful countryside walks, as well as a wide range of local amenities including shops, cafes and restaurants.

Internally, the property offers well-proportioned and versatile accommodation. The spacious lounge features sliding patio doors providing direct access to the rear garden, allowing for plenty of natural light and seamless indoor-outdoor living. The fitted kitchen includes an integrated oven, dishwasher and microwave, offering practicality alongside modern convenience.

A standout feature of the home is the unique dining room, complete with stunning wood-panelled vaulted ceilings, creating character and a wonderful sense of space.

The bungalow further comprises a three-piece family bathroom with a comfort-height WC, walk-in shower and wash hand basin. There are two generous double bedrooms and a further single bedroom, making the property suitable for families, downsizers or those requiring a home office.

The rear garden is a fantastic size, offering both paved entertaining space and a well-kept lawn — perfect for hosting guests or enjoying peaceful outdoor living.

The property has already generated early interest and is expected to sell quickly. Early viewing is highly recommended.

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## Accommodation

Lounge - 4.44 x 3.69 metres

Kitchen - 4.44 x 2.82 metres

Dining Room - 3.05 x 4.70 metres

Shower Room - 1.72 x 2.85 metres

Bedroom - 3.73 x 2.85 metres

Bedroom - 2.79 x 3.65 metres

Bedroom - 2.67 x 2.64 metres

Garage - 5.49 x 3.18 metres



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**Tenure**

Freehold

**Council Tax Band**

Band D

**Energy Performance Certificate**

D60

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# VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS ADAMSONS BARTON KENDAL



Total area: approx. 96.7 sq. metres (1041.1 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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