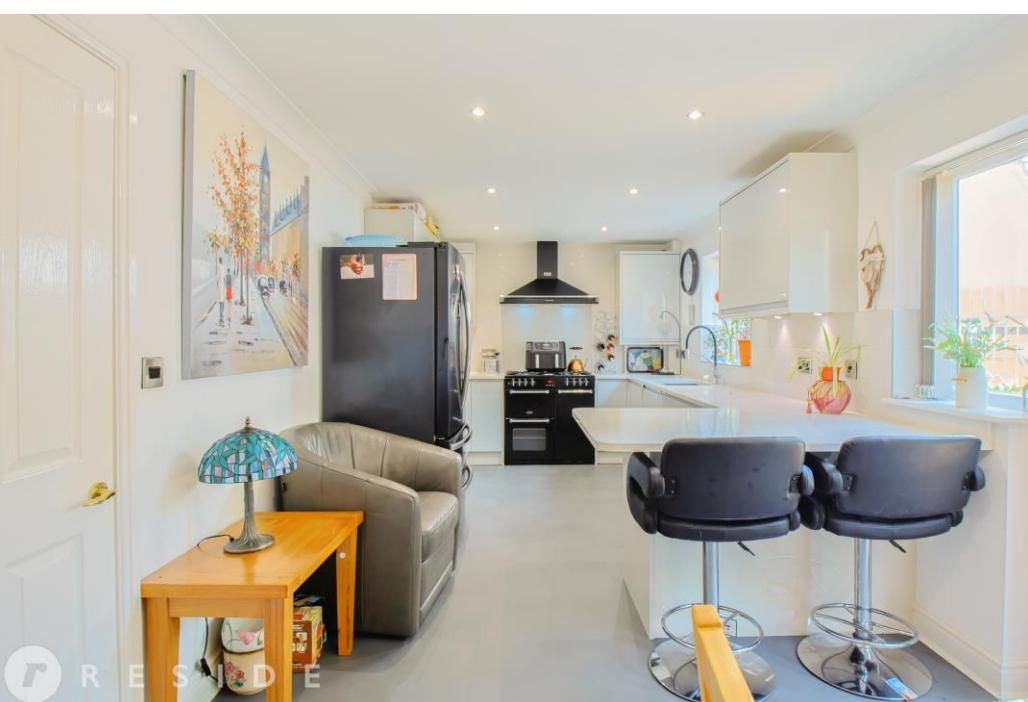




R E S I D E

3 Sandhole Lane | Bamford | Rochdale OL11 4BL

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# 3 Sandhole Lane

Bamford | OL11 4BL      OIEO £325,000

Introducing a charming, detached cottage nestled in the heart of Bamford, crafted with the utmost care and attention to detail in the late 1600's.

This cottage presents a unique opportunity for those seeking a home that effortlessly blends elegance with timeless allure.

As you approach the cottage, you are immediately captivated by its enchanting stone exterior which adds to the cottage's undeniable charm and rustic appeal.

The interior exudes an inviting ambiance with the ground floor offering a welcoming lounge, bathed in natural light that filters through the windows. A feature fireplace, adorned with a log burner, serves as the centrepiece of this room, providing warmth and a cosy atmosphere during colder months. Perfect for relaxation and contemplation, this space invites residents to unwind.

Returning to the entrance hall, here the kitchen awaits. A traditional range cooker sits proudly amongst an array of units topped with sleek worktops. The cabinets, offer ample storage space while adding a breakfast bar at the end of the units. A quaint dining area, bathed in soft light,

provides the perfect setting for enjoying meals with family and friends.

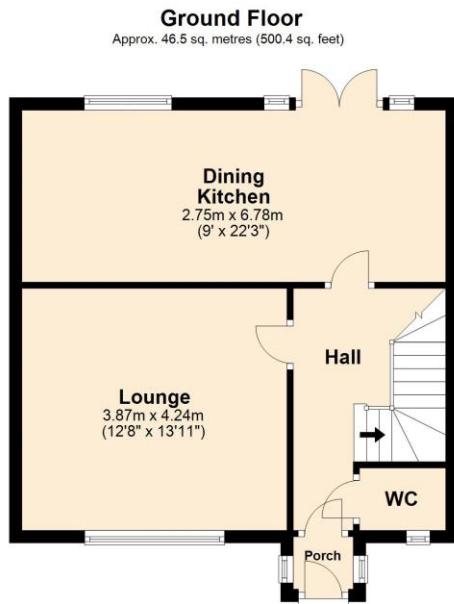
Ascending the staircase, the first floor reveals three generously-sized bedrooms. Here, the bedrooms share access to a modern four-piece shower room. Heading up the stairs again, the main bedroom awaits. The room offers a serene haven for rest and relaxation, whilst also boasting a spa-like en-suite shower room.

Outside, a driveway is situated to the front and side of the property for three cars with a low maintenance yard at the rear, well-stocked with potted plants. Located in the heart of Bamford, the detached cottage is only a short walk away from Ashworth Valley and other excellent amenities including local pubs and restaurants.

Whether it becomes a peaceful retreat or a cherished family home, this detached character cottage is sure to enchant and captivate all who step through its door.



To view this property call Reside on **01706 356633**



Total area: approx. 121.9 sq. metres (1312.4 sq. feet)

Reside Estate Agency  
Plan produced using PlanUp.

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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".