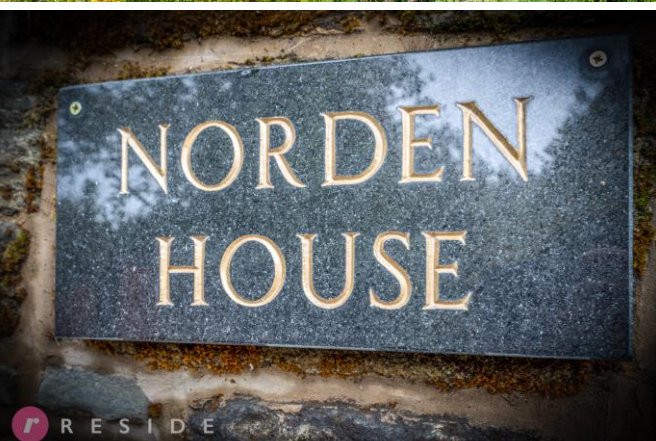




Norden House

BAMFORD | OL11 5NT





Norden House

Welcome to this stunning pre-war detached residence, a truly rare find that effortlessly combines timeless character with exceptional space.

Spanning over 3,600 sq ft of versatile living accommodation, this substantial family home offers endless possibilities.





Nestled in a prime location, this property exudes charm from the moment you step through the door. As you explore its expansive layout, you'll be greeted by generously sized rooms filled with natural light. The high ceilings, period features, and intricate detailing preserve the elegance of the home's original design while allowing modern touches to shine through.

A standout feature of this home is the separate self-contained apartment, offering two bedrooms, living space, kitchen, and bathroom. Whether you are looking for an income-generating opportunity, an independent space for older relatives, or a private home office, this apartment provides flexibility without compromising on comfort or privacy.

Situated in a sought-after residential area, this home is conveniently located close to excellent schools, local amenities, and transport links, making it ideal for commuters and families alike.





A grand entrance hallway sets the tone for the home, leading to three spacious reception rooms ideal for entertaining or relaxing with family. The formal lounge offers a beautiful fireplace and large bay window, perfect for cosy evenings in whilst also giving access to the games room located on the basement level that gives direct access to the garden. A second sitting room provides additional space for informal gatherings, whilst a superb conservatory overlooks the grounds of the home. The modern kitchen is well-appointed with quality appliances and ample storage, creating a practical yet stylish heart of the home. Finally, a separate dining room provides the perfect space for hosting guests, offering a blend of sophistication and comfort.

Upstairs, you will find five spacious double bedrooms, each with its own unique charm. Four of the bedrooms each feature an en-suite with the main bedroom also boasting a dressing room. The remaining bedroom is serviced by a contemporary family bathroom, ensuring comfort for the whole family. Completing the living accommodation is a study found on the second floor.



Ground Floor/Basement

Entrance Hall	15'1" x 11'10"
Cloakroom	8'7" x 6'4"
Main Lounge	26'5" x 20'3"
Sitting Room	16'11" x 14'2"
Breakfast Kitchen	23'1" x 20'2"
Dining Room	16'11" x 15'4"
Conservatory	13'4" x 11'10"
Games Room	25'9" x 20'3"
Utility Room	10'9" x 4'4"
Double Garage	18'10" x 18'2"

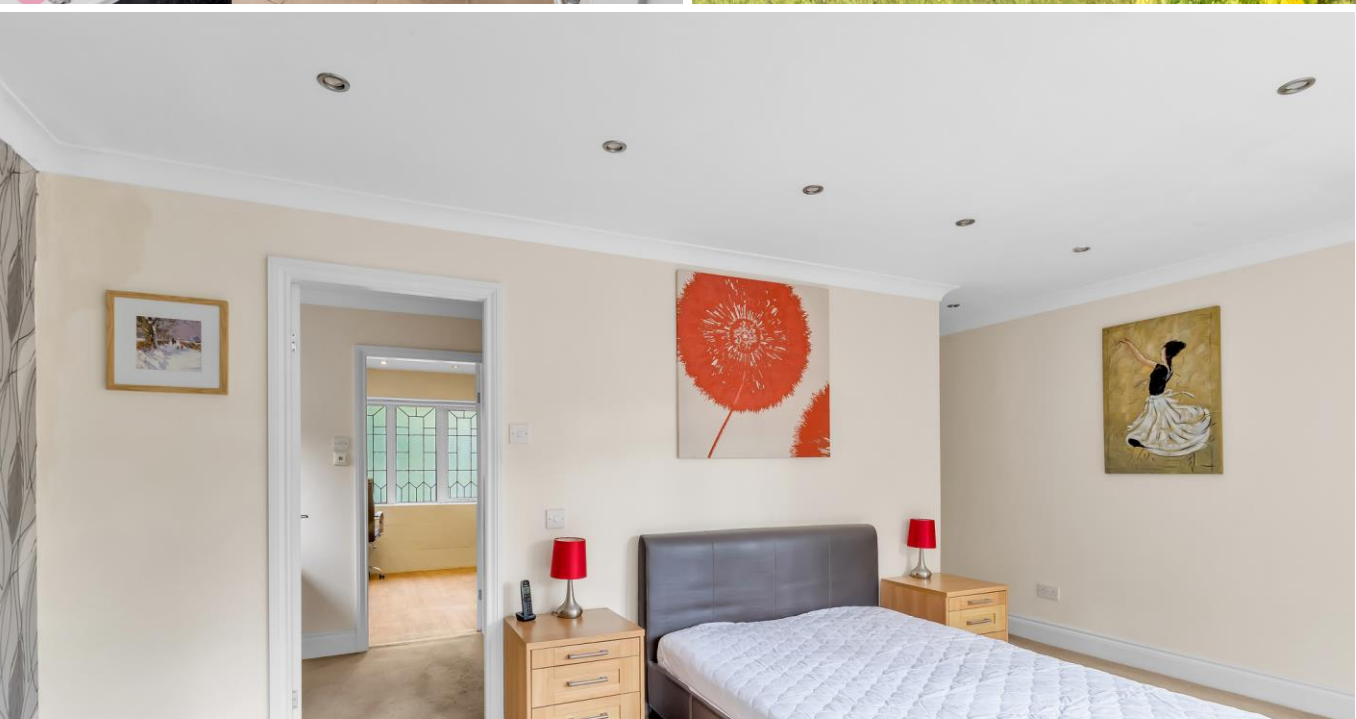
First Floor/Second Floor

Bedroom One	16'11" x 15'9"
Dressing Room	13'8" x 5'11"
En-Suite Bathroom	10'4" x 10'5"
Bedroom Two	16'1" x 14'1"
En-Suite	12'1" x 6'1"
Bedroom Three	14'0" x 12'5"
En-Suite	6'3" x 5'4"
Bedroom Four	12'2" x 11'10"
Bedroom Five	12'7" x 10'0"
En-Suite	6'4" x 3'7"
Family Bathroom	9'6" x 6'11"
Study	26'5" x 8'10"



Occupying a large private plot within the heart of Bamford, this home is set in a prominent position on the corner of Bury & Rochdale Old Road and Norden Road. Hidden behind high walls and tree borders, access to the development is given by electronic gates linked up to an intercom/fob system. Within the grounds, there is ample off-road parking for several cars with a large driveway, three car ports and a double garage. The expansive and well-stocked gardens that surround the home give endless opportunities of outdoor activities for children and families.

This substantial property truly offers something special – the perfect blend of space, style, and opportunity. Don't miss the chance to make this unique home your own. Contact us today to arrange a viewing and discover all this exceptional property has to offer.



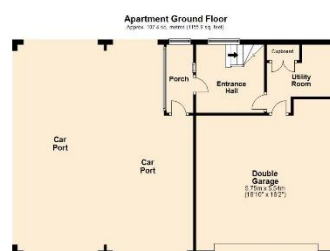
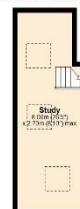


Apartment

Lounge	15'11" x 14'11"
Kitchen	7'1" x 6'2"
Utility Room	9'4" x 9'2"
Bedroom One	14'11" x 7'2"
Bedroom Two	14'11" x 7'0"
Bathroom	9'9" x 5'6"



House Second Floor
Approx. 217 sq. metres (2335.5 sq. ft.)



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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 (e.g. carpets, curtains etc) will be included in the sale".