



Sandpiper Close, Bamford OL11

- FREEHOLD
- QUIET CUL-DE-SAC
- IDEAL FOR A GROWING FAMILY
- INTEGRAL DOUBLE GARAGE
- EN-SUITE TO MASTER BEDROOM
- SITUATED ON A LARGE CORNER PLOT
- HIGHLY DESIRABLE AREA OF BAMFORD
- EXPANSIVE BEAUTIFULLY PRESENTED GARDENS
- UTILITY ROOM/DOWNSTAIRS WC
- CLOSE TO LOCAL AMENITIES

Asking Price £485,000

HUNTERS®
HERE TO GET *you* THERE

Hunters are proud to present this exceptional four bedroom detached home, situated on a generous corner plot of over 1,700 sq ft at Sandpiper Close, within the highly sought after area of Bamford on a quiet cul-de-sac. Boasting beautifully maintained expansive gardens, ample off road parking, and an integral double garage, this property offers an ideal living space for a growing family.

Upon entering the property, you are welcomed into a spacious hallway that leads to a bright and inviting lounge, featuring patio doors opening onto the private, well kept rear garden. The kitchen/dining room is another standout feature of this home, flooded with natural light, ample storage and offering an ideal space for family gatherings. It also benefits from a breakfast bar and direct access to the garden through patio doors, seamlessly merging indoor and outdoor living. The ground floor is completed by a convenient WC and a separate utility room, providing additional storage space and a practical area for laundry.

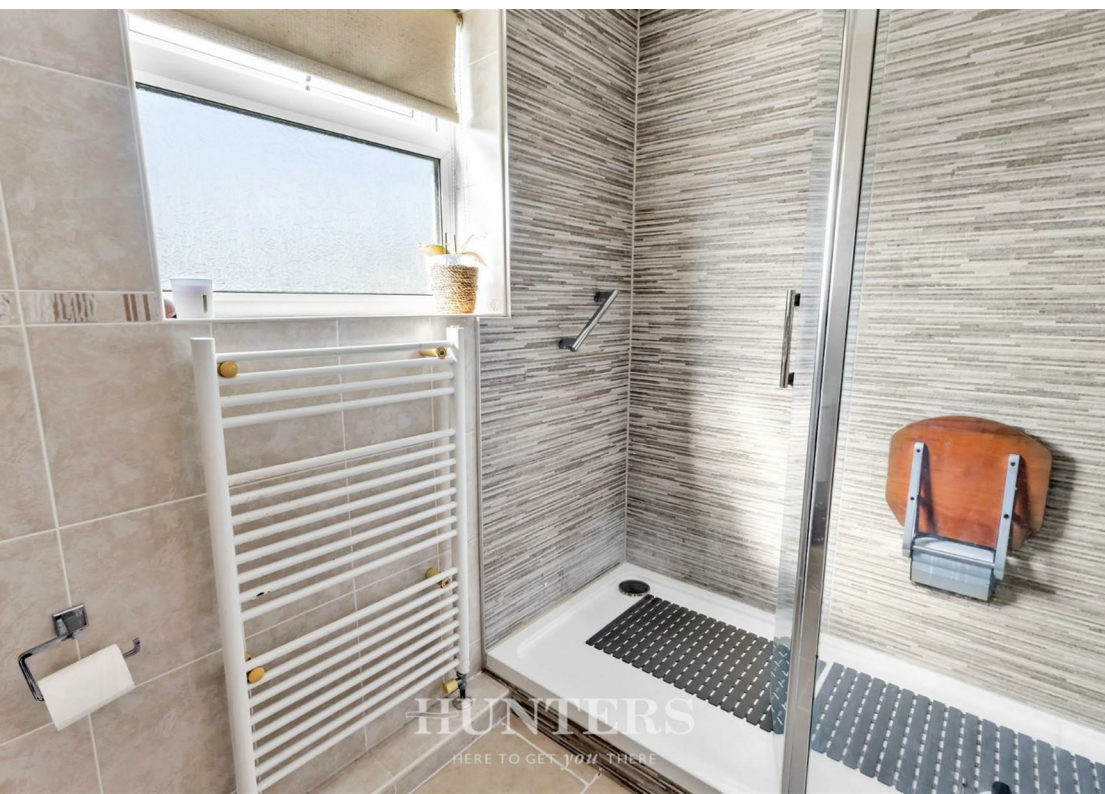
Upstairs, the landing provides access to three generously sized double bedrooms, with the master suite enjoying the added benefit of its own en-suite bathroom. A versatile fourth bedroom, ideal for use as a home office or additional living space, completes the first floor. The family bathroom features a WC, a shower over the bath, and a hand wash basin.

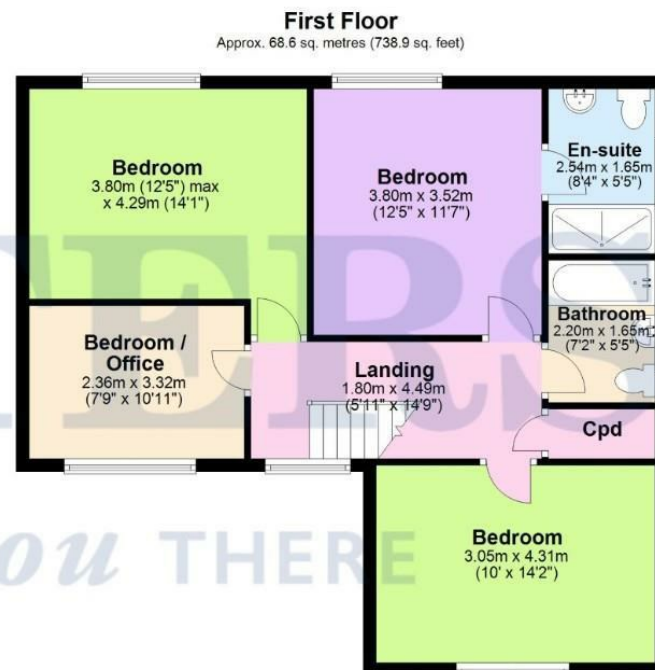
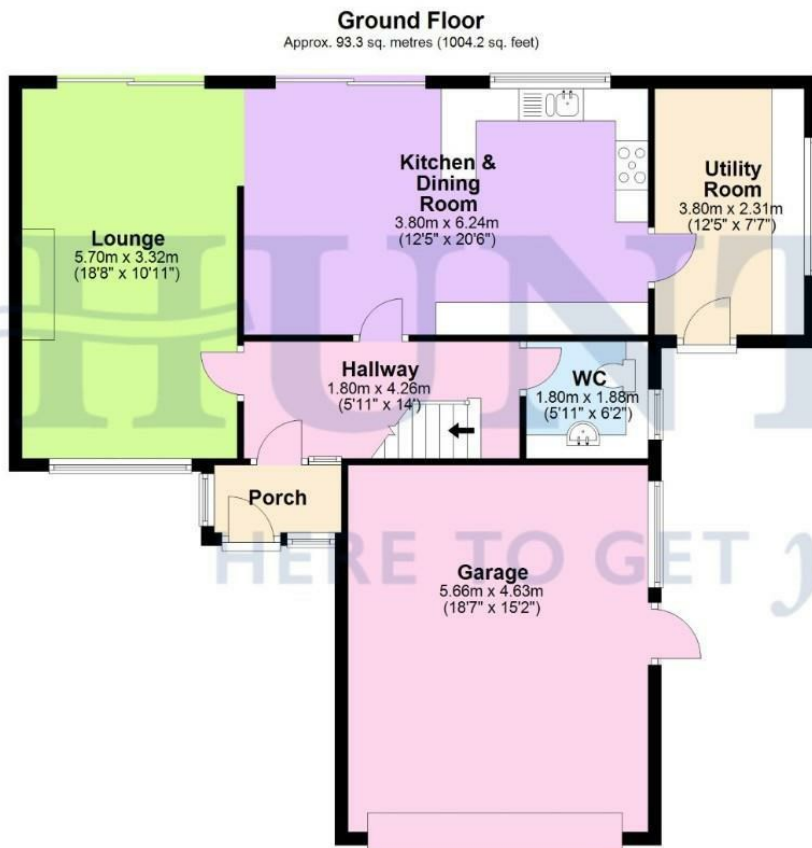
Bamford is one of Rochdale’s most desirable locations, offering a wonderful balance of amenities. The area is known for its outstanding schools, making it a perfect choice for families. Additionally, the property benefits from excellent transport links, providing easy access to both Rochdale and Bury, as well as a range of local shops and parks.

Properties of this size and quality are selling incredibly quickly in this sought after area, and we strongly recommend booking an early viewing to avoid disappointment.

Tenure: Freehold
EPC Rating: D
Council Tax Band: E







Total area: approx. 161.9 sq. metres (1743.2 sq. feet)

Disclaimer - This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.
Plan produced using PlanUp.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

Viewing

Please contact our Hunters North Manchester Office on 0161 637 4083 if you wish to arrange a viewing appointment for this property or require further information.



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