



6 Norwich Avenue | Bamford | Rochdale OL11 5JZ

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# 6 Norwich Avenue

## Bamford | OL11 5JZ

Welcome to this charming and spacious extended semi-detached house, perfectly blending traditional elegance with modern amenities. Situated in a highly sought-after location in the heart of Bamford, this property offers ample living space, a versatile separate home office, and a delightful garden, making it an ideal family home.

This beautiful home has been thoughtfully extended to provide generous living areas, perfect for a growing family. The large, open-plan kitchen and dining room is the heart of the home, featuring modern appliances, ample storage, and plenty of natural light. The spacious living room boasts original features, including a period fireplace and bay windows, creating a warm and inviting atmosphere.

The home offers four well-proportioned bedrooms, each with its unique character. The main bedroom includes an en-suite shower room, while the remaining bedrooms share a stylish family bathroom. All rooms are bright and airy, with large windows and high ceilings typical of pre-war architecture.

A standout feature of this property is the separate studio space, perfect for a home office, art studio, or guest accommodation. This versatile space includes a kitchenette, providing complete independence from the main house.

The family home boasts a beautifully landscaped garden, ideal for outdoor entertaining and family activities. The garden features a patio area for alfresco dining, a well-maintained lawn, and mature trees and shrubs, offering privacy and tranquillity.

The property includes off-street parking for multiple vehicles. Additionally, there is ample storage space throughout the house, including built-in wardrobes and a loft area.

Conveniently located on a desirable avenue, this home is within walking distance to local amenities, schools, and parks. Excellent transport links provide easy access to the town centre and surrounding areas.

This extended pre-war semi-detached house is a rare find, offering a perfect blend of historic charm and contemporary living. With its spacious interior, separate studio space, and delightful garden, this property is ready to become your forever home. Don't miss the opportunity to make this unique house your own.

Contact Reside Estate Agency today to arrange a viewing!



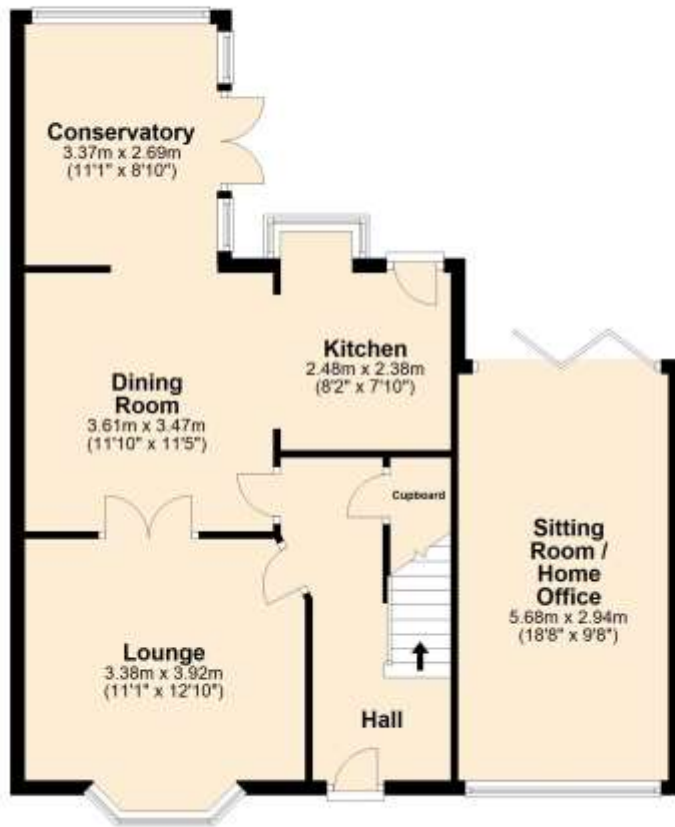


To view this property call Reside on **01706 356633**



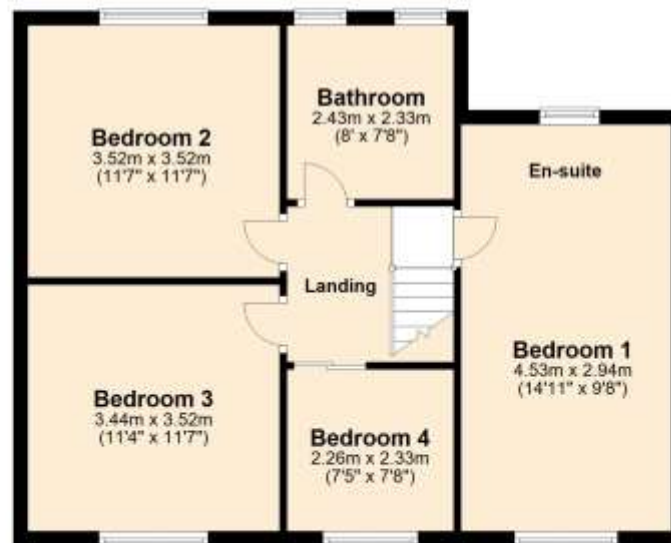
### Ground Floor

Approx. 69.4 sq. metres (746.7 sq. feet)



### First Floor

Approx. 59.3 sq. metres (638.6 sq. feet)



Total area: approx. 128.7 sq. metres (1385.4 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".