



Eden Hall 9 Norden Road
Bamford Rochdale OL11 5NT

ADAMSONS

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Bamford Rochdale

£1,250,000

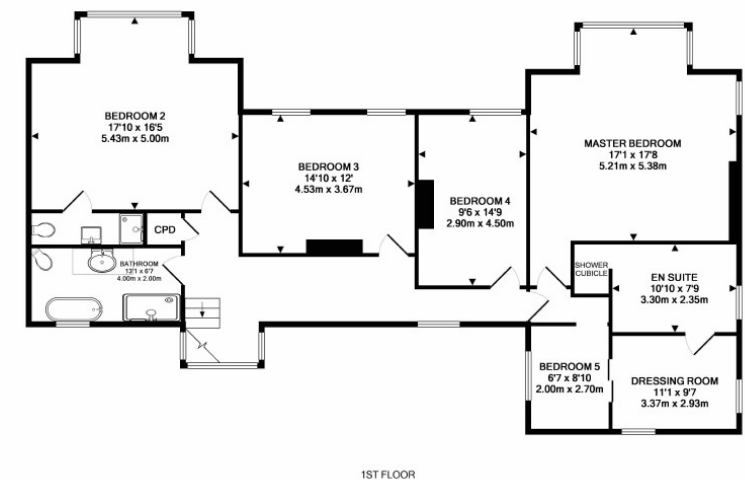
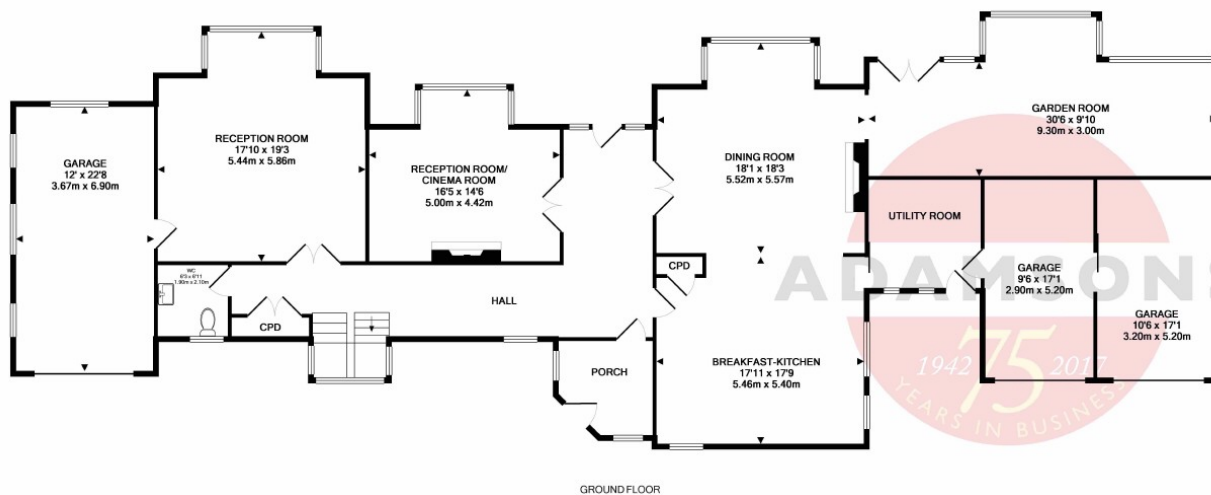
An exceptional detached residence benefitting from large mature gardens and set in approximately two thirds of an acre within The Green Belt enjoying spectacular views over adjacent farmland. Situated in a most desirable area within a short walk of St Michael's Primary School and church, approximately 2¼ miles from the M62 Motorway, 2 miles to Rochdale and less than 5 miles to Bury town centre.

The spacious and beautifully presented interior briefly comprises: PORCH; HALL with imposing staircase and cupboards; CLOAKROOM/WC; 4 RECEPTION ROOMS (1 currently used as a CINEMA ROOM); BREAKFAST-KITCHEN with good range of fitted units and appliances; UTILITY ROOM; MASTER BEDROOM with DRESSING ROOM & EN SUITE; 2ND DOUBLE BEDROOM with EN SUITE; 2 further DOUBLE BEDROOMS plus SINGLE BEDROOM/STUDY; the beautifully modernised family BATHROOM comprises bath, large glazed shower, WC and washbasin.

There are 3 attached GARAGES with remote controlled doors, one garage having a suspended floor which could easily be remove. Ample parking with remote controlled gates to Norden Road. The superb mature gardens enjoy a south facing aspect with views over adjacent farmland and there is a fenced tennis court and large composite decked patio. This unique residence must be viewed both internally and externally to fully appreciate.

The property is freehold and dates back to the 1950's with more recent extensions; Council Tax Band G; 2 gas central heating boilers; uPVC double glazed.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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