



FINE & COUNTRY



- Norden Road, Bamford, Rochdale
- 5 Bedrooms, 4 Receptions, 2 Bathrooms
- Outstanding Grounds inc Tennis Court & Large Lawn
- Excellent Modern Interiors Throughout
- Electric Gated Access, Ample Garaging & Driveway
- Super Location, Country Surroundings
- VIEWING HIGHLY RECOMMENDED
- Contact Fine & Country To View

Eden Hall, Norden Road, Rochdale, OL11 5NT

5 BEDROOMS, LARGE GARDEN, TENNIS COURT, GATED DRIVE, ADJOINING OPEN FARMLAND - This outstanding property boasts multiple reception spaces, wonderful gated grounds, excellent modern interiors and a location on the verge of open countryside whilst still within easy commutable reach of major towns and cities nearby. Expansive lawned and hard landscaped gardens combine with fabulous living spaces, making this a genuinely aspirational home.



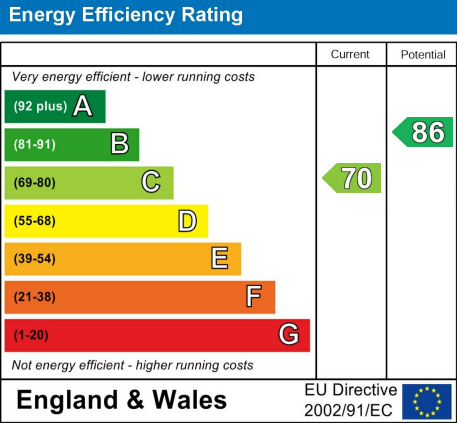
Eden Hall is an exceptional property, boasting ample reception space both inside and out. The generous composite decking area, perfect for al fresco entertaining, leads out and blends the house with the great size lawned garden. Inside, the kitchen is beautifully designed to provide a heart to the home and meld social time with practicality for entertaining and dining alike, while bathrooms are luxuriously appointed with a high end feel. The whole property enjoys light flooding through the generous glazed areas, which also further benefit enjoyment of the gardens and outdoor space available.

Beyond the property's boundaries to 3 sides, are farmland offering attractive country outlooks too. Offering modern presentation which makes the most of the ample living space available, the property is approached via an electric gated driveway, adding further parking space to the several garages too. Eden Hall sits within a plot of approximately 2/3rds of an acre and includes some spectacular specimen trees, as well as thoughtfully designed and beautifully maintained landscaping.

Internally, the property briefly comprises: Entrance Vestibule, Entrance Hall, Downstairs WC / Cloaks, Reception Rooms 1 & 2, open plan Dining / Kitchen, Conservatory, Utility Room, first floor Landing off to Bedroom 1 with En-Suite Bathroom, Dressing Room, Bedroom 2 with En-Suite Shower Room, Bedrooms 3 & 4, Bedroom 5 / Dressing Room, Family Bathroom and Integrated Garages 1-3. Externally, the electric Gated Driveway approaches the property and provides ample parking, while the expansive Lawned Garden, Tennis Court and mature planted borders complete the picture.

Located within just 11 miles, (approximately 30 minutes), of Manchester City Centre, this is also a conveniently positioned home of note for commuters, while also being within reach of excellent schools, a range of local amenities and beautiful open countryside too. 2 golf courses are nearby and are easily reached, as are M60/M62 motorway connections, public transport links, schools, shopping and leisure / entertainment options.

* Outstanding 5 Bedroom Accommodation * Excellent Modern Interiors * Extensive Gated Grounds, Lawned Garden, Tennis Court, Garages & Ample Driveway Parking * Conveniently Located * Viewing By Appointment Only - CONTACT US TO VIEW



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- Entrance Hall
- Main Hallway
- WC Cloaks 6'10" x 6'3"
- Reception Room 1 19'4" x 17'10"
- Reception Room 2 19'4" x 16'5"
- Kitchen/Breakfast Room 17'10" x 17'7"
- Dining Room 14'4" x 18'1"
- Conservatory 10'1" x 30'7"
- Utility 9'5" x 9'9"
- Landing
- Bedroom 1 17'7" x 17'2"
- En-suite Bathroom 7'8" x 13'5"
- Dressing Area 9'8" x 11'1"
- Bedroom 2 16'4" x 17'9"
- En-suite Shower Room 2'10" x 9'11"
- Bedroom 3 12'1" x 14'11"
- Bedroom 4 14'10" x 9'5"
- Bedroom 5 / Dressing Room 9'7" x 6'8"
- Family Bathroom 6'8" x 13'4"
- Entrance Electric Gates
- Driveway
- Garage 1
- Garage 2
- Garage 3
- Rear Garden
- Tennis Court
- Agents Notes
- Disclaimer