

Norden Road  
Bamford, Rochdale OL11 5PN



A CHARMING TWO BEDROOMED TERRACED HOUSE  
SITUATED IN THE HEART OF BAMFORD  
IDEAL FOR A FIRST TIME BUYER / INVESTOR



This two bedroomed terraced cottage is situated in a popular residential area, within the catchment area of some of the best schools in the Borough. The property benefits from a gas fired central heating system as well as double glazed windows. The accommodation comprises a good sized main reception room, large kitchen /diner, two spacious bedrooms and bathroom. The property boasts a good sized private rear yard.

Local amenities and countryside walks are all within walking distance as well as good transport links to both Rochdale and Bury.

**VIEWING STRONGLY RECOMMENDED**

**ASKING PRICE £150,000**

**Head Office** - 122 Yorkshire Street  
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Lancashire  
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Tel : (01706) 653214

**Middleton Office** – 13 Long Street  
Middleton  
M24 6TE  
Tel : (0161) 643 0777

## **THE ACCOMMODATION COMPRISES:**

(Measurements are approximate to the nearest 0.1m and for guidance only and they should not be relied upon for the fitting of carpets or the placement of furniture). No checks have been made on any fixtures and fittings or services where connected (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property).

### **Ground Floor**

#### **ENTRANCE VESTIBULE**

**LOUNGE** with feature fireplace

#### **KITCHEN/DINER**

Stainless steel sink unit, range of wall and base units with complementary work surfaces, tiled splashbacks, oven, hob and extractor hood

### **First Floor**

#### **LANDING**

#### **MASTER BEDROOM**

Large bedroom overlooking the front of the property

#### **BEDROOM TWO**

A good sized second bedroom overlooking the rear of the property

#### **BATHROOM**

Three piece bathroom suite consisting of a low level wc, pedestal wash hand basin, bath with overhead shower

### **Externally**

The property is situated in the popular district of Bamford, within walking distance of Bamford Academy and Bamford shopping precinct. The property boasts a good sized private rear yard and a small forecourt garden area to the front.

Local amenities and countryside walks are all within walking distance as well as good transport links to both Rochdale and Bury.



## Council Tax Band

We are advised that the property is assessed in Council Tax Band B

### VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS BARTON KENDAL

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



W: [www.barton-kendal.co.uk](http://www.barton-kendal.co.uk) E: [sales@barton-kendal.co.uk](mailto:sales@barton-kendal.co.uk)

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