



**ADAMSONS
BARTON
KENDAL**

Norford Way, Bamford OL11 5QS

Asking Price £575,000



ADAMSONS BARTON KENDAL are delighted to offer for sale this individual detached house dating back to the 1800`s being the original farmhouse which was extended and renovated in 1968. Set well back from the road with ample parking and integral double garage, the property comprises an imposing hall with study area and cloaks/WC, 3 reception rooms, dining-kitchen, 2 utility rooms, 4 good bedrooms, 1 en suite and family bathroom. There are established gardens and pond. Conveniently located a short walk from local shops and restaurants at Bamford Precinct, primary school and golf course. Buses for Manchester, Bury and Rochdale are very close by.

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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).

Entrance Hall

A spacious entrance area with solid mahogany front door and double doors to the main reception hall. Feature dormer window.

Reception Hall

A very spacious hall with STUDY AREA including desk and shelving below the stairs.

Cloakroom/WC

WC and washbasin plus area to hang coats.

Lounge

An extremely spacious lounge with large picture window in hardwood double glazing to the front enjoying superb view over the garden. Feature fireplace with canopy (no flue) and marble for electric fire.

Dining room

Good sized room with patio doors taking in the view over the back garden. Access to the 2nd utility room.

Sitting room

Ample size for a 3 piece suite, a cosy snug to the rear of the property with fireplace and electric fire. Lying adjacent to the kitchen, there is excellent potential to knock through and create a larger dining-kitchen.

Dining-kitchen

Light oak style fitted units with integral appliances and seating area.

Utility room 1

One of the utility rooms off the kitchen with walk-in storage cupboard and fitted units with sink. Access to garage and outside.

Utility room 2

Second utility room situated off the dining room. This would make an ideal study being a good size and with window to rear.

Landing

Spacious landing with large built-in airing cupboard with boiler. Trap door to partially boarded loft (lighting but no ladders).

Bedroom 1

Large double room with fitted furniture and windows to side and rear.

En suite

Comprising shower with plumbed-in shower, WC and washbasin in white.

Bedroom 2

Good sized double room with maple style fitted furniture. Window to rear.

Bedroom 3

Double room with fitted furniture and window to side.

Bedroom 4/Study

A good sized 4th bedroom currently fitted out as a fabulous office with built-in furniture including desk, cupboards etc. Window to front.

Bathroom

Good sized room with Mink coloured suite comprising corner bath, WC, bidet and washbasin.

Integral double garage

Large double garage with remote controlled door and access to house. Power and lighting.

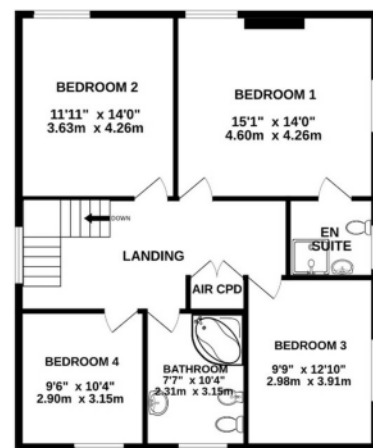
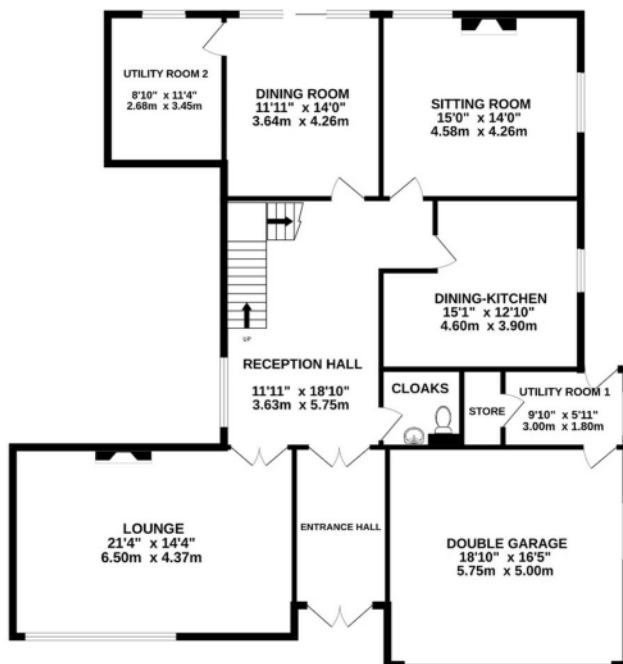


VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS ADAMSONS BARTON KENDAL

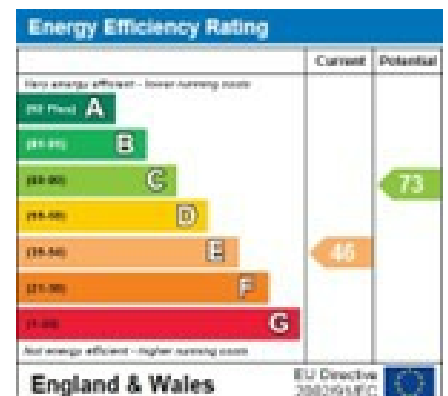


GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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