



Linnett Hill
Bamford, Rochdale OL11 4DA
Offers invited in excess of £350,000

ADAMSONS BARTON KENDAL are delighted to bring to the market this extremely spacious three bedroomed detached true bungalow, set in wonderful landscaped gardens to both front and rear with a front driveway leading to a double garage. The property does require a degree of expenditure on improvement and modernisation, but provides exceptional accommodation, in a popular residential area, conveniently positioned for access to all the usual local amenities

VIEWING STRONGLY RECOMMENDED - VACANT POSSESSION AVAILABLE - NO CHAIN

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

Built-out Porch

Hallway Storage cupboard

Lounge - 5.2 x 3.9 metres

A wonderful outlook over the rear garden area, double glazed patio doors leading out to the rear garden, decorative covings to ceiling

Dining Room - 4.1 x 3.0 metres

Decorative covings to the ceiling

Kitchen - 3.5 x 3.0 metres

1 ½ bowl stainless steel sink unit, range of wall and base units, part tiled walls

L-shaped Utility Room - 3.0 x 2.8 metres reducing to 1.8 metres

Belfast sink, quarry tiled floor

Separate WC

Low level wc



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Master Bedroom - 4.6 x 3.7 metres
Range of fitted wardrobes

Bedroom Two - 4.3 x 3.9 metres
Built in wardrobes

En-Suite WC
Low level wc

Bedroom Three / Study - 4.0 x 3.0 metres
Built in wardrobes

Bathroom - 2.8 x 1.8 metres
Panelled bath, bidet, low level wc, wash hand basin, tiled walls

Shower Room
Shower cubicle

External

There is a front driveway providing off street parking, leading to a **DOUBLE GARAGE** with remote control operated up-and-over doors and there are wonderful gardens to both front and rear.





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Additional Information

Energy Performance - TBC

Council Tax Band - F

Tenure - Advised Leasehold



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VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS ADAMSONS BARTON KENDAL

GROUND 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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