



**Canterbury Close  
Bamford, Rochdale OL11 5LZ  
Asking Price £**

## AN IMPRESSIVE AND INDIVIDUALLY DESIGNED 5 BEDROOMED DETACHED FAMILY HOME OVER THREE FLOORS FINISHED TO A HIGH SPECIFICATION WITH QUALITY FIXTURES AND FITTINGS THROUGHOUT

This stunning detached residence is situated on a prestigious close within the heart of Bamford, conveniently positioned for access to all the usual local amenities, and within the catchment area for some of the best schools in the Borough. Internally the property has been finished to a high specification and offers extensive living accommodation throughout. To the ground floor there is an impressive entrance hall with gallery style landing, a main reception room with solid hardwood doors, a formal dining room, kitchen diner, cloakroom, utility room, boot room, and garage. To the first floor the master suite comprises a master bedroom, dressing room and en-suite shower room, with a further 4 bedrooms, the second of which also has an en-suite shower room and a family bathroom. To the second floor there is a large entertaining space which could be used as a games room/cinema or even provide potential to create additional bedrooms. Externally, the property is situated on a prominent plot with a gated driveway providing off street parking and gardens to the front side and rear. The property is offered for sale at a competitive price with no onward chain and early viewing comes highly recommended to appreciate the extent and calibre of the accommodation on offer.

### VIEWING STRONGLY RECOMMENDED - 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

##### Entrance PORCH

A UPVC entrance porch with tiled floor.

##### Entrance HALL

A stunning entrance hall with gallery style landing, staircase to the first floor, under stairs storage cupboard, wooden flooring.

##### VANITY ROOM - 1.2 x 2.1 metres (3'11" x 6'10")

A fully tiled cloakroom with designer 2 piece suite in white, comprising a low level wc, ceramic bowl sink unit with storage and designer towel radiator.

##### LOUNGE – 6.1 x 4.9 metres (20'0" x 16'0")

A spacious lounge with 2 doors leading out to the rear garden, spotlights to ceiling, open to :

##### DINING ROOM – 3.4 x 3.3 metres (11'1" x 10'9")

Access to both the kitchen and lounge



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**KITCHEN / DINER - 5.3 x 4.8 metres (17'4" x 15'9")**

A fully fitted kitchen comprising single bowl sink unit, range of modern 'shaker style' wall and base units with complementary Granite worktops, integrated cooker range with 5 ring halogen hob and large oven and central island unit with storage.

**BOOT ROOM – 3.5 x 2.2 metres (11'5" x 7'2")**

A boot room with Silestone granite effect flooring, a range of wall and base units, providing ample storage space.

**UTILITY ROOM – 4.8 x 2.0 metres (15'9" x 6'6")**

Built in cupboards, laminate oak flooring and access to the rear garden and the double garage

**SIDE VESTIBULE - 2.5 x 2.5 metres**

Laminate flooring, cloaks cupboard



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## **First Floor**

### **LANDING**

A gallery style landing with bay window and balcony.

### **MASTER BEDROOM – 5.9 x 5.9 reducing to 3.7 metres (19'4" x 19'4" reducing to 12'1")**

A large master bedroom with modern décor, dual aspect windows, spot lit ceiling and access to the dressing room and en-suite.

### **EN-SUITE SHOWER ROOM – 2.0 x 2.0 metres (6'6" x 6'6")**

A sumptuous en-suite shower room with walk in shower cubicle, designer wc and ceramic bowl wash hand basin.

### **DRESSING ROOM – 2.2 x 1.8 metres (7'2" x 5'10")**

A dressing room with a range of fitted wardrobes and drawers.

### **BEDROOM TWO – 5.3 x 4.7 metres (17'4" x 15'5")**

A second double bedroom with neutral décor and two dormer style windows.

### **EN-SUITE SHOWER ROOM – 1.9 x 1.9 metres (6'2" x 6'2")**

A fully tiled en-suite shower room with shower cubicle, low level wc and pedestal wash hand basin, part tiled walls.

### **BEDROOM THREE – 4.0 x 2.6 metres (13'1" x 8'6")**

A third double bedroom with views over the rear garden.

### **BEDROOM FOUR – 3.5 x 3.5 metres (11'5" x 11'5")**

A fourth double bedroom with views over the rear garden and neutral décor.

### **BEDROOM FIVE – 3.3 x 3.0 metres (10'9" x 9'10")**

A fifth bedroom with a range of fitted wardrobes and dual aspect windows.

### **FAMILY BATHROOM – 4.0 x 2.3 metres (13'1" x 7'6")**

A fabulous, spacious family bathroom with a white four piece suite comprising a claw foot freestanding bath, low level wc, shower cubicle, vanity wash hand basin, fully tiled walls and tiled floor.

### **Inner HALL**

Made to measure fitted under stairs storage.





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## Second Floor

### **ENTERTAINMENT ROOM/GAMES ROOM – 8.8 x 4.5 metres ( 28'10" x 14'9")**

A vast entertaining space with Velux roof lights, wooden flooring and neutral décor. The room could potentially be divided to create additional bedrooms/bathrooms, subject to appropriate permissions.

### Externally

The property is situated on a prominent plot with a gated driveway providing off street parking for several vehicles, leading to an **INTEGRAL DOUBLE GARAGE**. To the front there are stunning landscaped gardens with tropical palms and shrubbery. The garden to the rear wraps itself around the property and benefits from an Indian Stone patio, a section laid to lawn with a private Summerhouse. To the side, the lawn extends and leads to a decked area with Gazebo.

### Council Tax Band

We have been advised that the property is in Council Tax Band F

### Tenure

Freehold

### Energy Performance Certificate

The property is assessed as follows - C73

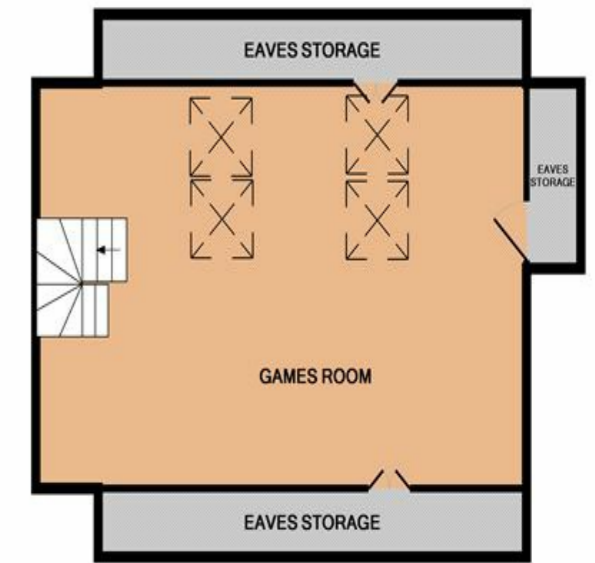
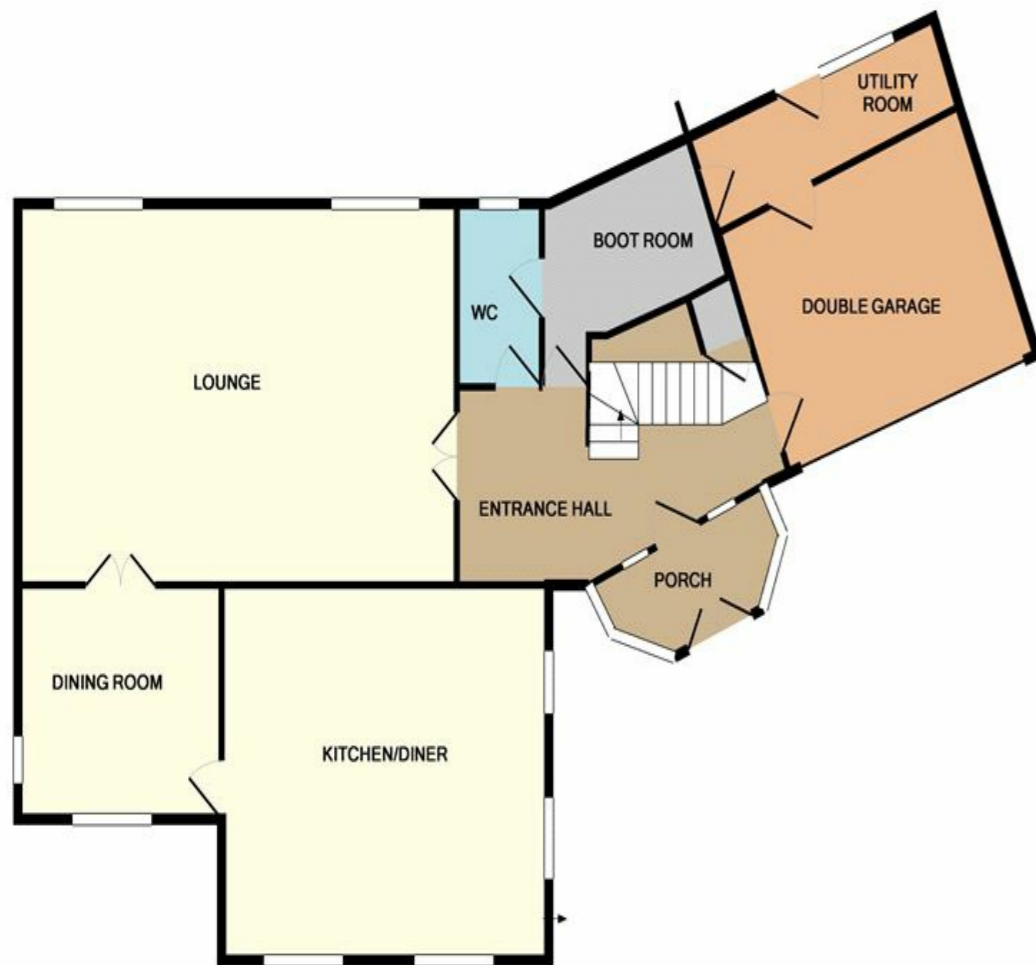
### Location

This wonderful detached family home is situated in the popular residential area of Bamford, conveniently positioned for access to all the usual local amenities and within the catchment area of some of the best primary schools in the Borough.



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# VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS ADAMSONS BARTON KENDAL



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	73	74
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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