



**ADAMSONS
BARTON
KENDAL**

Bamford Way, Rochdale OL11 5JL

OIRO £475,000



ADAMSONS BARTON KENDAL are delighted to offer for sale, this desirable, and recently renovated 4 bedroomed detached family home, situated on an extensive plot in the heart of Bamford, conveniently positioned for all the usual local amenities including much sought after primary schools. This wonderful family home benefits from 2 spacious reception rooms and a large, wrap-around conservatory with a ground floor wet room, kitchen and toilet. There are 4 spacious bedrooms and 1 bathroom, although there is a space for an en-suite off the master bedroom. The property benefits from a gas fired central heating system and double glazed windows with a driveway and double garage.

VIEWING STRONGLY RECOMMENDED

VACANT POSSESSION AVAILABLE - COMPETITIVE PRICE - NO CHAIN

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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).

Ground Floor

ENTRANCE HALL

A spacious hallway with staircase to the first floor

LOUNGE - 5.8 x 4.0 metres (19' x 13'1")

A wonderful, recently re-plastered reception room

Rear DINING ROOM - 3.6 x 2.7 metres (11'9" x 8'10")

Patio doors leading out to the rear garden (recently re-plastered)

KITCHEN - 3.1 x 3.2 metres (10'2" x 10'6")

Single bowl stainless steel sink unit, range of wall and base units with built in double oven, hob and extractor hood, integrated dishwasher, 'American Style' fridge/freezer, tiled floor, cupboard under the stairs

VANITY ROOM

Low level wc, wash hand basin

CONSERVATORY - 5.4 x 3.0 metres plus 1.9 x 2.6 metres (17'8" x 9'10" plus 6'2" x 8'6")

An L-shaped conservatory with patio doors leading out to the rear garden area

WET ROOM

Shower is not connected / useable

First Floor

LANDING

MASTER BEDROOM - 3.6 x 3.6 metres (11'9" x 11'9")

A range of fitted wardrobes and bedroom furniture, built in cupboard - previously an en-suite

BEDROOM TWO - 3.6 x 3.6 metres (11'9" x 11'9")

Wonderful outlook to the rear

BEDROOM THREE - 2.6 x 2.4 metres (8'6" x 7'10")

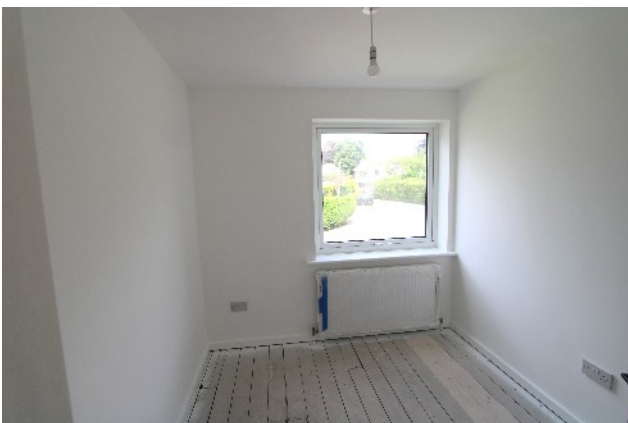
A range of fitted wardrobes and bedroom furniture

BEDROOM FOUR - 3.1 x 2.4 metres (10'2" x 7'10")

A stunning outlook to the rear

Family BATHROOM - 2.6 x 2.2 metres (8'6" x 7'2")

Panelled bath with shower above, pedestal wash hand basin, low level wc - recently installed modern matching suite in white, tiled walls, spotlights to ceiling



Externally

There is front driveway leading to a DOUBLE GARAGE and spacious gardens to both front and rear. The rear garden is 2 tiered, with an elevated patio area.

VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS ADAMSONS BARTON KENDAL

Energy Performance - D
Council Tax Band - E
Tenure - Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	73 C
39-54	E		
21-38	F		
1-20	G		



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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