

Moorgate Avenue, Rochdale OL11 5JY
Offers in the region of £315,000



ADAMSONS BARTON KENDAL are delighted to offer for sale this characterful three bedroom pre-war semi which boasts spacious living accommodation for a growing family. The property itself sits on a picturesque tree-lined avenue in sought after Bamford, with a range of local amenities close-by including the idyllic Bamford Barista, and leisure facilities such as Rochdale Rugby Union Club

Chain Free - Early Viewing Recommended

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Potential buyers are welcomed into a large hallway with panelled walls through an arched external doorway with impressive stained double glazing. Situated off the hallway are two large reception rooms, each with feature fireplaces and stunning bay windows, along with a good sized kitchen with access to the rear garden. Heading up to the first floor, there are three double bedrooms and a spacious four piece family bathroom all positioned off a good sized landing space. Externally, there is a private driveway which leads to a single detached garage. There is generous garden space both at the front and the rear with areas laid to lawn and also a patio.

As with neighbouring properties, there is potential to extend both to the side and the rear subject to receiving the relevant planning permissions. Early viewing is recommended to appreciate the position and calibre of this lovely family home.

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

Hallway - 4.77m x 2.72m (15'8" x 8'11")

Lounge - 4.27m x 4.23m (14' x 13'10")

Dining Room - 4.75m x 3.66m (15'7" x 12')

Kitchen - 2.99m x 2.72m (9'10" x 8'11")

First Floor

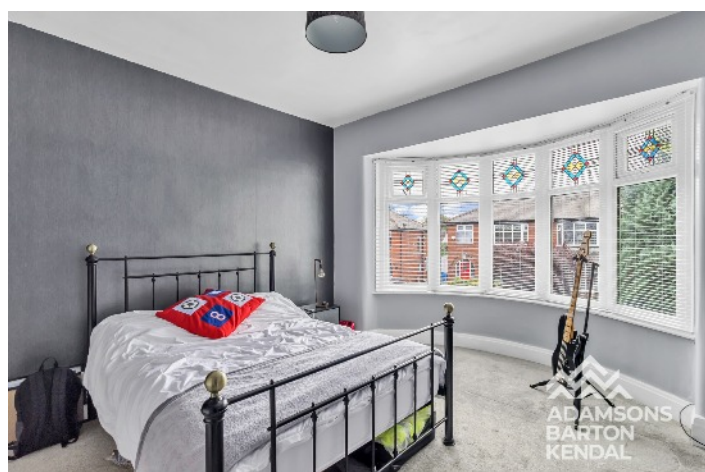
Landing - 3.12m x 2.72m (10'3" x 8'11") max

Bedroom One - 4.57m x 3.66m (15' x 12')

Bedroom Two - 4.26m x 4.07m (14' x 13'4")

Bedroom Three - 2.80m x 2.31m (9'2" x 7'7")

Bathroom - 2.91m x 2.72m (9'6" x 8'11")





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

External

The property sits on a sought after and desirable tree lined avenue in the heart of Bamford, and close to a wide range of local amenities including well regarded primary and secondary schools, Oulder Hill & Bamford shopping precincts. Leisure facilities such as Rochdale RRUFC, and Rochdale Golf Club are both a short walk away whilst there an abundance of countryside walking/running, and biking routes right on your doorstep.

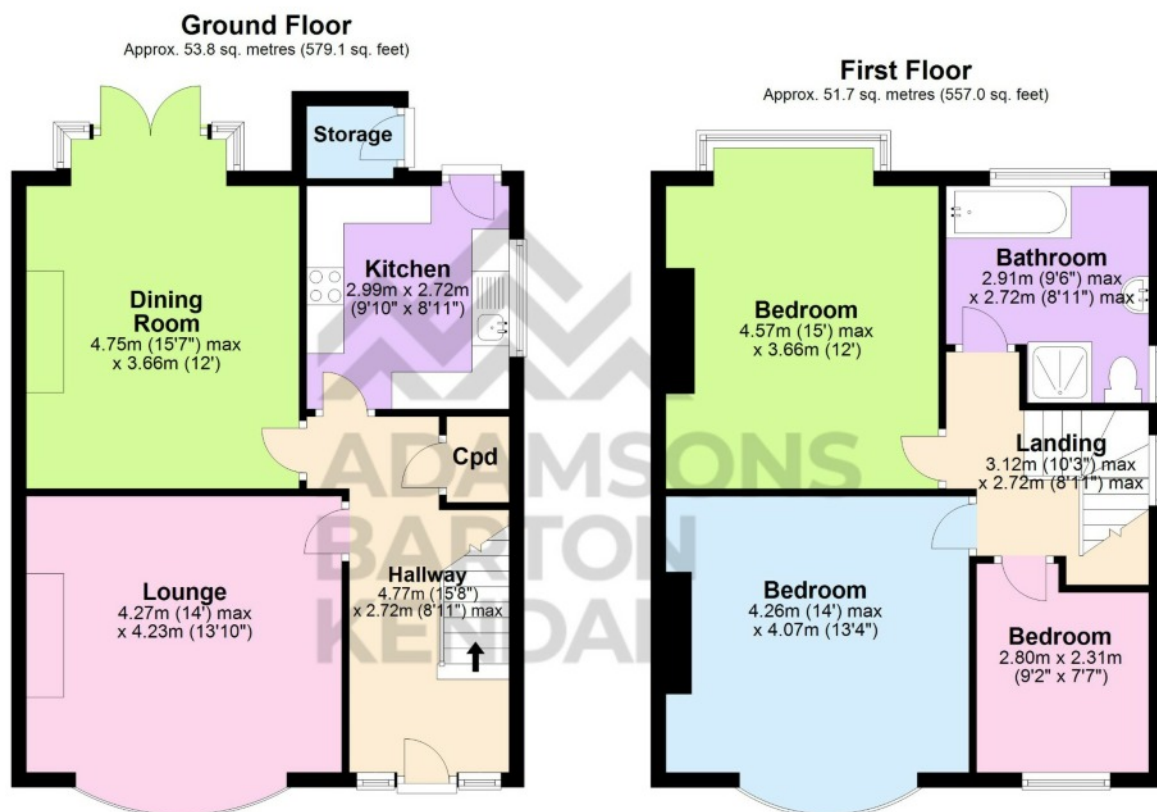
ADDITIONAL INFORMATION

Council Tax Band - D

Energy Performance Cert - D68

Tenure - Leasehold

VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS ADAMSONS BARTON KENDAL



Total area: approx. 105.5 sq. metres (1136.0 sq. feet)

Disclaimer - Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, this plan is for illustrative purposes only and should only be used as such by any prospective purchaser.
Plan produced using PlanUp.

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