



Teal Court
Bamford, Rochdale OL11 5RG
OFFERS INVITED IN THE REGION OF £465,000

ADAMSONS BARTON KENDAL are delighted to introduce to the market this fabulous 3 bedroomed detached true bungalow which is situated on a wonderful plot, in the heart of Bamford, conveniently positioned for access to all the usual local amenities.

The property is well presented throughout with quality fixture and fittings and benefits from a gas fired central heating system and double glazed windows. There are well maintained gardens to the front and side of the property with a spacious driveway providing off street parking, leading to a double garage.

The property is offered for sale with vacant possession, at a competitive price and early viewing comes highly recommended to appreciate the extent and calibre of the accommodation on offer.



Teal Court, Bamford OL11 5RG

Ground Floor

ENTRANCE HALL

VANITY ROOM - 2.3 x 2.0 metres

Shower cubicle, vanity wash hand basin, low level wc - stunning matching suite in white, part tiled walls

DINING ROOM - 4.4 x 3.8 metres

Central Velux roof light, double glazed patio doors leading out to the rear garden, open through to kitchen

SIDE HALL

LOUNGE - 4.6 x 3.7 metres

Feature fireplace with coal effect gas fire, double glazed patio doors leading out to the rear garden, timber panelled ceiling

BEDROOM THREE - 2.9 x 2.6 metres

Fitted wardrobes

KITCHEN - 3.6 x 2.8 metres

1 ½ bowl sink unit, range of modern wall and base units with built in double oven, Halogen hob and extractor hood, integrated fridge, freezer and dishwasher

UTILITY ROOM - 2.0 x 1.9 metres

Single drainer sink unit, plumbing for an automatic washing machine and dryer

Rear HALL

MASTER BEDROOM - 5.0 x 3.6 metres

A spacious double bedroom with a range of fitted wardrobes and bedroom furniture





Teal Court, Bamford OL11 5RG



BEDROOM TWO - 2.3 x 2.3 metres

Built in wardrobes

Family BATHROOM - 2.6 x 1.7 metres

Shower cubicle, low level wc, wash hand basin - modern matching suite, part tiled walls, heated towel rail

Externally

There is a front driveway providing off street parking, leading to a large double garage and there are well maintained gardens to front, side and rear.



Teal Court, Bamford OL11 5RG



Teal Court, Bamford OL11 5RG



Location

The property is situated on the sought after 'Bird Estate' in the heart of Bamford, conveniently positioned for all the usual local amenities including shops, schools, public transport and entertainment facilities as well as being within walking distance of Rochdale Golf Course.

Tenure

Freehold

Council Tax Band

E

Energy Performance Rating

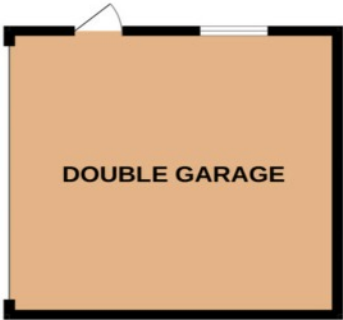
D65



Teal Court, Bamford OL11 5RG

GROUND FLOOR

VIEWING STRICTLY BY APPOINTMENT WITH
SOLE AGENTS ADAMSONS BARTON KENDAL



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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.
Made with Metropix ©2025

w - abkproperty.co.uk e - sales@abkproperty.co.uk

Adamsons Barton Kendal for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Adamsons Barton Kendal has any authority to make or give any representations or warranty in relation to this property.

Due to a change in the legislation as from 1st March 2004 we are required to check your identification. This is a legal requirement and applies to all Estate Agents: (i) proceeding to market any property; and (ii) should you make an offer on one of our properties and this offer becomes acceptable, before we can instruct Solicitors to proceed with the transaction. Suitable identification can be: Current signed Passport; New style Driving Licence with photograph; Inland Revenue Tax notification