



Teal Court
Bamford, Rochdale OL11 5RG
OFFERS INVITED IN THE REGION OF £450,000

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.



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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





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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.



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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



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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		

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