

Rochdale Road

Oldham OL2 5UT



A TRULY WONDERFUL 4 BEDROOMED DETACHED FAMILY HOME, SITUATED IN THE HEART OF BAMFORD WITH QUALITY FIXTURES AND FITTINGS THROUGHOUT. THE PROPERTY BENEFITS FROM 3 SPACIOUS RECEPTION ROOMS, A FULLY FITTED KITCHEN WITH SUPERIOR APPLIANCES AND A LARGE UTILITY ROOM. THERE ARE 4 BEDROOMS, A STUDY AND 2 BATHROOMS, EXTENDING OVER 3 FLOORS. THE PRESENTATION IS TRULY IMMACULATE AND EARLY VIEWING COMES HIGHLY RECOMMENDED TO APPRECIATE THE EXTENT AND SHEER CALIBRE OF THE ACCOMMODATION ON OFFER



The property is located in the popular residential area of Bamford, close to Bamford Chapel, with countryside walks nearby and is set in wonderful gardens with off street parking and a garage. In addition, the property has solar panels to the main roof with a deal with British Gas which generated approximately £2,200 the previous year, together with low electricity bills.

Asking Price £215,000

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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

Amtico flooring, spotlights to ceiling, modern glazed staircase to the first floor, cupboard under stairs

CLOAKROOM

Low level wc, wash hand basin, modern matching suite in white, heated towel rail, part tiled walls, tiled floor

LOUNGE - 5.2 x 3.6 metres (17' x 11'9")

A wonderful, spacious main reception room with a log burner, spotlights to ceiling, Amtico flooring, open to :

Rear DINING ROOM - 3.5 x 2.8 metres (11'5" x 9'2")

Amtico flooring, spotlights to ceiling, range of cupboards and a bookcase

Second LOUNGE - 8.0 x 2.7 metres (26'3" x 8'10")

A through reception room with lounge and breakfast area, spotlights to ceiling, open to Kitchen

KITCHEN - 4.2 x 2.8 metres (13'9" x 9'2")

1½ bowl stainless steel sink unit, range of modern wall and base units with complementary Granite worktops, built in cooker range with double oven, 6 ring Halogen hob and extractor hood, integrated fridge and dishwasher, instant hot water from Quooker flex tap

UTILITY ROOM - 4.8 x 3.0 metres (15'9" x 9'10")

Single drainer stainless steel sink unit, range of wall and base units, built in cupboards, tiled floor, access to garage

First Floor

LANDING

A spacious landing area with spotlights to ceiling

BEDROOM ONE - 5.2 x 3.7 metres (17' x 12'1")

Range of quality fitted wardrobes

BEDROOM TWO - 2.8 x 4.9 metres (9'2" x 16')

A second double bedroom with wonderful views to the rear, range of fitted wardrobes

BEDROOM THREE - 3.4 x 2.8 metres (11'1" x 9'2")

STUDY - 2.8 x 1.6 metres (9'2" x 5'3")

Pleasant outlook to the rear

BATHROOM - 3.0 x 2.7 metres (9'10" x 8'10")

Free-standing bath, shower, low level wc, wash hand basin - stunning suite in white, tiled floor and walls

Second Floor

LANDING

Storage space, Velux roof light

BEDROOM FOUR - 6.6 x 2.5 metres (21'7" x 8'2")

3 Velux roof lights, eaves storage space, spotlights to ceiling

SHOWER ROOM - 2.0 x 1.9 metres (6'6" x 6'2")

Shower cubicle, low level wc, wash hand basin - modern suite in white

Externally

The gardens surrounding the property are well maintained, there is a front driveway providing off street parking, leading to a SINGLE GARAGE.

The rear garden has well stocked borders and a wonderful patio area with Pergola. To the side of the property there are vegetable patches and a log store.



VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS BARTON KENDAL MIDDLETON



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