



£625 pcm Fees Apply

**2 Bedrooms Semi-Detached House
Off Road Parking
Bamford, Rochdale**

To Let

Martin & Co Rochdale
15b Cheetham Street, Rochdale, Lancashire, OL16 1DG
01706 648277
rochdale@martinco.com

MARTIN & CO
Letting • Sales • Investment

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2 Bedrooms

Semi-Detached House

Martin & Co are delighted to offer For Rent this TWO BEDROOM, TWO RECEPTION ROOM SEMI-DETACHED HOUSE situated in the heart of Bamford, within a short commute to Norden and Bamford Village amenities and popular schooling.

- Two Bedroom Semi Detached
- Two Reception Rooms
- Conservatory
- Two Modern Shower Rooms
- In the Heart of Bamford
- Close to Local Amenities
- Close to Good Local Schools
- Deposit: £625
- EPC Rating: 67



GROUND FLOOR
APPROX. FLOOR
AREA 556 SQ.FT.
(51.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 295 SQ.FT.
(27.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 851 SQ.FT. (79.0 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
80 (A)	84
80 (A)	87
79 (B)	
78 (C)	
76 (D)	
75 (E)	
74 (F)	
73 (G)	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current Potential
80 (A)	82
79 (B)	
78 (C)	
76 (D)	
75 (E)	
74 (F)	
73 (G)	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	

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Property description

SUMMARY

The property briefly comprises of an entrance porch leading through to a spacious lounge, dining room, modern fitted kitchen with various integrated appliances including fridge freezer, dishwasher and electric oven & gas hob, conservatory and a modern shower room.

To the first floor there are two good sized bedrooms and a modern shower room.

Externally the property has the added benefit of a driveway with parking for up to two vehicles and a good size garden to the side and rear.

PORCH 5' 9" x 3' 9" (1.75m x 1.14m)

Neutral decor, carpet, UPVC door

LOUNGE 16' 5" x 14' 8" (5m x 4.47m)

Neutral decor, carpet, radiator, UPVC window

DINING AREA 8' 8" x 8' 2" (2.64m x 2.49m)

Neutral decor, tiled flooring, radiator

KITCHEN 13' 8" x 8' 8" (4.17m x 2.64m)

Neutral decor, a range of modern wall and base units with integrated fridge/freezer, dishwasher & electric oven/gas hob, SS sink, tiled floor, UPVC window, radiator

CONSERVATORY 9' 5" x 7' 5" (2.87m x 2.26m)

Neutral decor, laminate flooring, UPVC windows all round, UPVC door to garden

DOWNSTAIRS SHOWER ROOM 8' 5" x 6' 5" (2.57m x 1.96m)

Neutral decor, fully tiled walls & floor, white toilet and wash hand basin built into unit, walk in shower cubicle, chrome towel rail / heater, mirror, UPVC window

MASTER BEDROOM 11' 2" x 10' 0" (3.4m x 3.05m)

Neutral decor, carpet, UPVC window, radiator

BEDROOM TWO 9' 10" x 8' 8" (3m x 2.64m)

Neutral decor, carpet, UPVC window, radiator

SHOWER ROOM 6' 4" x 5' 11" (1.93m x 1.8m)

Neutral decor, fully tiled walls & floor, white toilet and wash hand basin built into unit, shower cubicle, chrome towel rail / heater, mirror, UPVC window

EXTERNALS

Driveway offering off road parking for up to two vehicles and a good size garden to the side and rear.

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