



## 15 Porritt Close, Bamford

Offers in Region of £250,000





## 15 Porritt Close

Bamford, Rochdale

Modern semi-detached house in sought-after area. 2/3 bedrooms, 3 reception rooms, attractive kitchen & bathroom. Front and rear gardens with driveway and detached garage. No chain. Must-see property!

Council Tax band: C

Tenure: Leasehold

- No Chain
- Modern Semi-Detached
- Two Bedrooms (formally three)
- Three Reception Rooms
- ALARM, DG & GCH
- Front & Rear Gardens
- Gated Drive & Garage
- Cul-De-Sac Location
- Well Presented Throughout
- Viewings Highly Recommended



**Vestibule**

2' 7" x 4' 2" (0.78m x 1.26m)

**Lounge**

11' 11" x 14' 1" (3.63m x 4.30m)

**Dining Room**

11' 11" x 7' 6" (3.64m x 2.29m)

**Conservatory**

9' 6" x 7' 5" (2.90m x 2.27m)

**Kitchen**

12' 0" x 6' 3" (3.65m x 1.91m)

**First Floor Landing**

5' 11" x 6' 1" (1.81m x 1.86m)

**Bedroom One**

9' 11" x 13' 9" (3.03m x 4.20m)

**Ensuite**

2' 11" x 5' 10" (0.90m x 1.77m)

**Bedroom Two**

10' 7" x 7' 9" (3.22m x 2.35m)

**Bathroom**

8' 10" x 6' 0" (2.70m x 1.82m)

**Garage**

15' 2" x 9' 1" (4.63m x 2.76m)

**Revilo Insight**

Local Authority - Rochdale / Council Tax Band - Band C / Year Built - 1995 / Land Registry Title Number - GM694627 / Tenure - Leasehold / Lease Term 999 Years From 30 April 1993



**Vestibule**

2' 7" x 4' 2" (0.78m x 1.26m)

**Lounge**

11' 11" x 14' 1" (3.63m x 4.30m)

**Dining Room**

11' 11" x 7' 6" (3.64m x 2.29m)

**Conservatory**

9' 6" x 7' 5" (2.90m x 2.27m)

**Kitchen**

12' 0" x 6' 3" (3.65m x 1.91m)

**First Floor Landing**

5' 11" x 6' 1" (1.81m x 1.86m)

**Bedroom One**

9' 11" x 13' 9" (3.03m x 4.20m)

**Ensuite**

2' 11" x 5' 10" (0.90m x 1.77m)

**Bedroom Two**

10' 7" x 7' 9" (3.22m x 2.35m)

**Bathroom**

8' 10" x 6' 0" (2.70m x 1.82m)

**Garage**

15' 2" x 9' 1" (4.63m x 2.76m)

**Revilo Insight**

Local Authority - Rochdale / Council Tax Band - Band C / Year Built - 1995 / Land Registry Title Number - GM694627 / Tenure - Leasehold / Lease Term 999 Years From 30 April 1993





## GARDEN

Front garden with planting beds and access to the private rear garden. The rear garden has a paved pathway, lawn, external water supply, wooden decked patio, planting beds and fenced boundary.

## DRIVEWAY

2 Parking Spaces

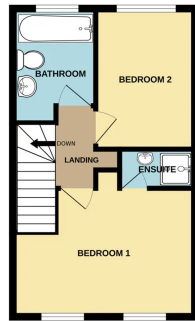
Gated driveway parking leading to a detached garage.



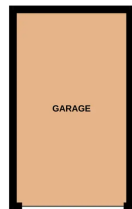
GROUND FLOOR  
412 sq.ft. (38.2 sq.m.) approx.



1ST FLOOR  
398 sq.ft. (36.7 sq.m.) approx.



OUTSIDE  
138 sq.ft. (12.8 sq.m.) approx.



TOTAL FLOOR AREA : 886 sq.ft. (82.3 sq.m.) approx.

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 ©2024



## Revilo Homes & Mortgages- Rochdale

Revilo Homes Ltd, Revilo House - OL11 5BX

01706 509237 • [info@revilohomes.co.uk](mailto:info@revilohomes.co.uk) • [www.revilohomes.co.uk](http://www.revilohomes.co.uk)