



**14 Norford Way
Bamford
Rochdale
OL11 5QS**

Occupying a substantial plot of approximately 0.29 of an acre with beautifully landscaped gardens, a most impressive and individually designed property with 4 double bedrooms and spacious living accommodation. Approached by an imposing in and out drive and set well back from the road, this unique and characterful detached residence enjoys private aspects to both front and rear. Built in 1973 and occupied by the original owner until recently this is the first time the property has ever come to the market. More recent updating to the kitchen and 1 bathroom have been carried out and the property has been generally very well maintained. Located on one of Rochdale's most sought after roads and very conveniently placed within a short walk of Bamford Precinct with Tesco Express, restaurants etc, bus stops for Rochdale, Bury and Manchester plus a number of sought after primary schools, playing fields, golf course and beautiful countryside.

The accommodation comprises:

GROUND FLOOR

HALL: feature glazed display recess adjacent to the front door and imposing open tread staircase.



£750,000

House - detached

CLOAKROOM/WC: good sized cloakroom with washbasin and built-in cloaks cupboard. Separate WC.

LOUNGE WITH DINING AREA: very spacious L-shaped room which could easily be split if required having doors to both hall and kitchen. Original feature fireplace for electric fire with tiles and timber cladding. 2 sets of large aluminium framed patio doors and windows offering a superb view over the beautiful garden.

DINING-KITCHEN: modern High Gloss fitted kitchen units with cream finish, granite worktops and integral appliances comprising double electric oven, combination microwave, induction hob, extractor hood, dishwasher, fridge and freezer. The dining table which matches the kitchen is included. Imposing tiled floor and superb view over the garden.

STUDY: ideal as a spare bedroom, situated off the hall with window to front.

UTILITY ROOM: with units to match the kitchen including boiler cupboard and washing machine cupboards.

REAR LOBBY: giving access to the back door, WC, STORE & GARAGE.

FIRST FLOOR

LANDING: spacious landing with large floor-to-ceiling windows at front enjoying an open aspect over the front garden and to the playing fields beyond the houses opposite.

BEDROOM 1: a good sized double room with fitted furniture, superb view over the rear garden and with en suite.

EN SUITE: modern suite comprising a glazed shower with large tray and plumbed-in shower, circular washbasin to vanity unit and WC. Fully tiled walls and tall chrome ladder towel radiator.

BEDROOM 2: the largest bedroom with windows to 2 elevations overlooking the rear garden. Fitted furniture.

BEDROOM 3: double room with fitted furniture and open aspect to front.

BEDROOM 4: double room with fitted furniture and open aspect to front.

BATHROOM: original fitted suite in pampas comprising bath, WC and washbasin. Fully tiled walls and feature timber slats to ceiling.

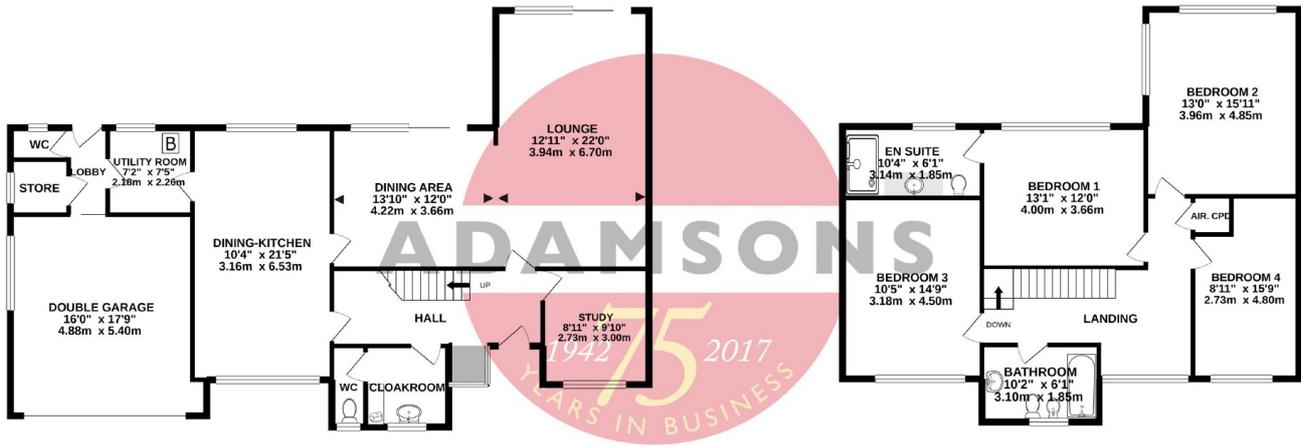
DOUBLE GARAGE: large integral garage with access to house.

GENERAL: Freehold and built in 1973; Council Tax band G; Hardwood double glazed to a majority of windows (aluminium to patio doors/windows); Gas central heating.



GROUND FLOOR

1ST FLOOR



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 ©2021



A family run business since 1942

109 Yorkshire Street Rochdale OL16 1YJ

T: 01706 522424

E: sales@adamsons-estates.co.uk

