



**18 Taunton Avenue  
Bamford  
Rochdale  
OL11 5LD**

Enjoying a superb private aspect to the rear beyond a beautifully maintained garden, an extremely well presented 5 bedroom extended detached house. There is one separate reception room in addition to open plan dining and sitting areas adjacent to the kitchen plus a ground floor shower room and utility room. With a good sized porch, hall and single integral garage, this is a superb family home in a much sought after cul-de-sac. Within a short walk are local restaurants, amenities and buses on Bury Road plus fields at Broadhalgh, the rugby club and golf course.

## **GROUND FLOOR**

**PORCH:** good sized porch with space for hanging coats.

**HALL:** originally forming part of the lounge with staircase to first floor and wood flooring.

**LOUNGE:** modern beech and marble fireplace with pebble effect electric fire.



**£345,000**

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**House - detached**

**DINING & SITTING AREAS:** open plan to the kitchen and with window and double French doors taking in the fabulous view over the garden. Wood flooring.

**KITCHEN:** with breakfast bar to dining side and modern white, high-gloss Shaker style fitted wall and base units. Integral Neff appliances comprising double electric oven, gas hob and extractor hood plus Bosch integral fridge and dishwasher. Pantry.

**UTILITY ROOM:** L-shaped room with space for washing machine and dryer above. Door to patio and built-in cupboards. Access to garage.

**SHOWER ROOM:** ground floor modern shower room with electric shower, wash hand basin to vanity unit and WC. Chrome ladder towel radiator.

## FIRST FLOOR

**LANDING:** spacious landing with trap door to one of the two lofts.

**BEDROOM 1:** large double room to front with modern beech style fitted wardrobes to one wall.

**BEDROOM 2:** double room to rear with superb view over garden.

**BEDROOM 3:** double room to front.

**BEDROOM 4:** good sized L-shaped single room with view to rear.

**BEDROOM 5/STUDY:** single room currently used as a study to the front.

**BATHROOM:** modern suite comprising a shaped bath with curved shower screen and plumbed shower above, washbasin to vanity unit and WC. Chrome ladder towel radiator.

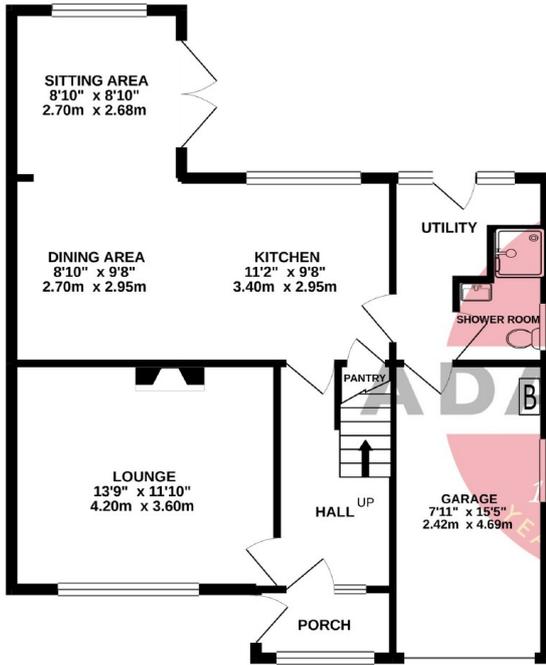
**GARAGE:** integral single garage with central heating boiler, power and light. Access to the house.

**EXTERNALLY:** double width block-paved drive and small lawn to front. To the rear, there is an attractive Indian stone patio area with steps leading up to the lawned garden and beautifully stocked borders. The elevated garden benefits from a sunny aspect most of the day.

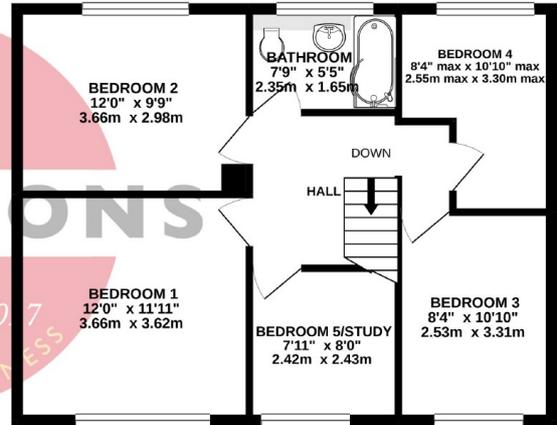
**GENERAL:** Freehold; Thought to have been built in the 1970's; Council Tax Band D; Gas central heating (comb-condensing boiler); uPVC double glazed.



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.  
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