



**6 Linnell Drive
Bamford
Rochdale
OL11 5QP**

Situated on a highly desirable cul-de-sac off Greenvale and close to beautiful countryside a very well presented and spacious 3 bedroom semi-detached house built by Whittles in the 1960's. The property has the benefit of 2 reception rooms, the dining room being part open plan to the kitchen, utility room to the rear of the garage, 2 double and 1 single bedroom and 4 piece modern bathroom. Conveniently located within easy reach of several primary schools, shops, restaurants and a short walk to buses for Rochdale, Manchester and Bury.

GROUND FLOOR

HALL: spacious hall with feature bay to front and storage cupboard under the stairs.

LOUNGE: large reception room with full width bay to front. Double doors to dining room (and separate door to hall).



£309,950

House - semi-detached

DINING ROOM: very good sized reception room with half-height divider to kitchen. Double French doors to garden and feature display recess to chimney breast with lighting (flue blocked-off).

KITCHEN: fitted Shaker style wall and base units with grey finish and integral electric oven, gas hob, extractor hood, fridge and plumbing for dishwasher.

UTILITY ROOM: access from the house via garage, with plumbing for washing machine, space for additional appliances and central heating boiler. UPVC door to garden and polycarbonate roof.

LANDING: spacious landing with trap door to loft.

BEDROOM 1: double room to front.

BEDROOM 2: double room to rear.

BEDROOM 3: single room to front.

BATHROOM: attractive modern 4 piece suite in white with chrome fittings comprising bath, large shower cubicle with plumbed-in shower, WC and washbasin. Chrome ladder towel radiator. Part tiled walls and tile effect laminate flooring.

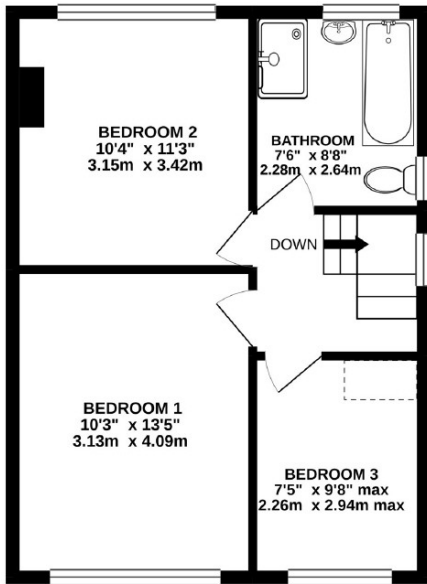
GARAGE: single attached garage with roller shutter door and polycarbonate roof. Access to house and utility room.

GARDENS: to front and rear with southerly side aspect.

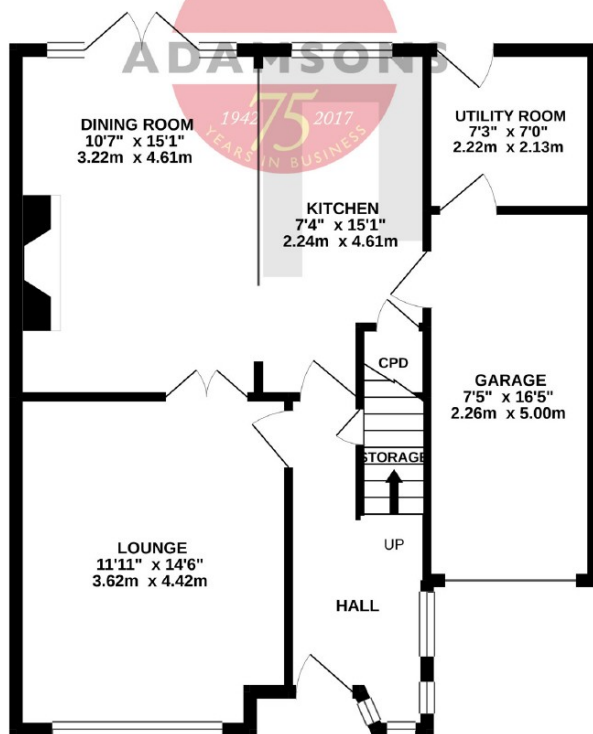
GENERAL: Leasehold subject to approx. £14.00 pa ground rent; Built in the 1960's; Council Tax Band C; Gas central heating (new combi-condensing boiler in 2021 - PLEASE NOTE THAT THE ENERGY PERFORMANCE CERTIFICATE DOES NOT REFLECT THE NEW BOILER); uPVC double glazed.



1ST FLOOR
439 sq.ft. (40.7 sq.m.) approx.



GROUND FLOOR
681 sq.ft. (63.3 sq.m.) approx.



TOTAL FLOOR AREA : 1120 sq.ft. (104.0 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.
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