



**29 Camberley Drive
Bamford
Rochdale
OL11 4AZ**

Enjoying a commanding corner plot with beautifully maintained gardens, we are delighted to offer to the market this exceptionally well presented and extended 4 bed detached dormer style property. The property offers spacious accommodation which has been stylishly decorated throughout with 2 reception rooms, breakfast-kitchen, 2 bedrooms and bathroom on ground floor plus 2 double bedrooms and bathroom on the first floor. Situated on what is deemed one of the most desirable developments in the highly regarded Bamford area this executive property provides a fantastic family home.

Porch: upvc double glazed windows.

Entrance Hallway: light hallway with laminate floor covering and staircase leading to the first floor. Under stairs storage cupboard.

W.C: low level w.c and wash hand basin.

Bedroom One: Double, situated to the front.



Offers over £435,000

House - detached

Lounge: tastefully decorated with feature panelling to some walls, double glazed windows to the front and rear, French doors leading too;

Dining area: (also accessible from the main hallway) laminate floor covering, sliding doors onto the rear patio.

Breakfast Kitchen; A modern and comprehensive range of fitted wall and base units including breakfast bar, 5 ring gas hob with extractor fan over, built under electric oven, integrated fridge, freezer & dishwasher, part tiled walls, laminate floor covering, personnel door to the garage which has plumbing for a washing machine, extractor fan and houses the central heating boiler.

Bedroom Two/Office; fitted robes, sliding patio door providing self contained access.

Ensuite Bathroom: low level w.c, wash hand basin, bath with electric shower over, part tiled walls, tiled floor.

First Floor Landing:

Bedroom Three: Double, situated to the side with under eaves storage.

"Jack and Jill" Bathroom/w.c combined; low level w.c, wash hand basin with vanity mirror over, freestanding bath with centre taps, separate shower cubicle, fully tiled walls, tiled floor.

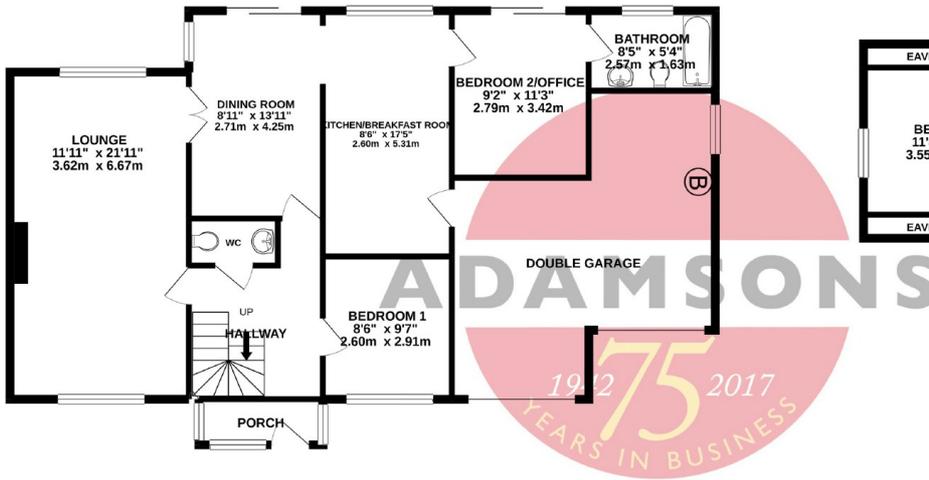
Bedroom Four: Double, situated to the side with under eaves storage.

Outside: The property occupies a commanding corner plot within the very heart of the development. There is a double driveway with room for ample vehicles leading to a large double garage. There are well established manicured gardens to both the front, side and rear of the property.

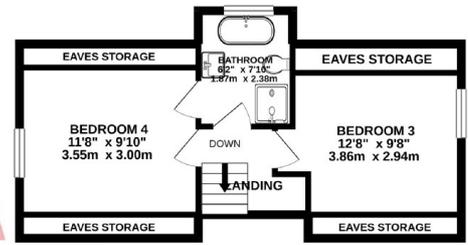
Services: All mains services connected. Gas fired central heating. Double glazed windows. Tenure: Freehold. Built circa 1965. Council Tax: Band 'E'. EPC Rating TBC



GROUND FLOOR
1149 sq.ft. (106.7 sq.m.) approx.



1ST FLOOR
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA: 1532 sq.ft. (142.3 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.
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