



**17 Spencer Lane
Bamford
Rochdale
OL11 5PE**

An exceptionally well presented and extended 2 double bedroomed detached true bungalow situated on a highly sought after road within a short walk of excellent amenities including shops, Post Office, restaurants, primary schools and bus stops for Rochdale, Bury and Manchester. Offered with vacant possession, the property offers spacious rooms with a more recent extension ideal as a 2nd reception room or occasional bedroom with the benefit of an adjacent WC which could easily accommodate a shower. There is a south-facing rear garden, ample parking and an attached single garage. Viewing is essential to fully appreciate.

HALL: spacious hall with attractive modern wooden doors. Trap door to loft.

LOUNGE: feature inglenook with windows to front and rear and modern marble fireplace with open coal effect living flame gas fire. Large window to front and double French doors to rear.



£399,950

Bungalow - detached

DINING-KITCHEN: modern white High Gloss fitted wall and base units with integral electric oven, ceramic hob, extractor hood, fridge and freezer. Space for washing machine, small breakfast bar and ample space for dining table. Double French doors to the extension.

SITTING ROOM: substantial modern extension with feature vaulted ceiling and ample daylight having a window overlooking the garden, double French doors to the patio and a skylight.

EN SUITE WC: with a door from the sitting room and access to outside, a WC with washbasin and space for shower or utility area.

BEDROOM 1: good sized double room with modern fitted furniture and built-in wardrobe.

BEDROOM 2: double room with built-in wardrobe.

BATHROOM: beautiful modern fitted suite comprising a roll-top bath, large walk-in glazed shower with plumbed-in shower, WC and washbasin to vanity unit. Attractive shower walling and chrome ladder towel radiator.

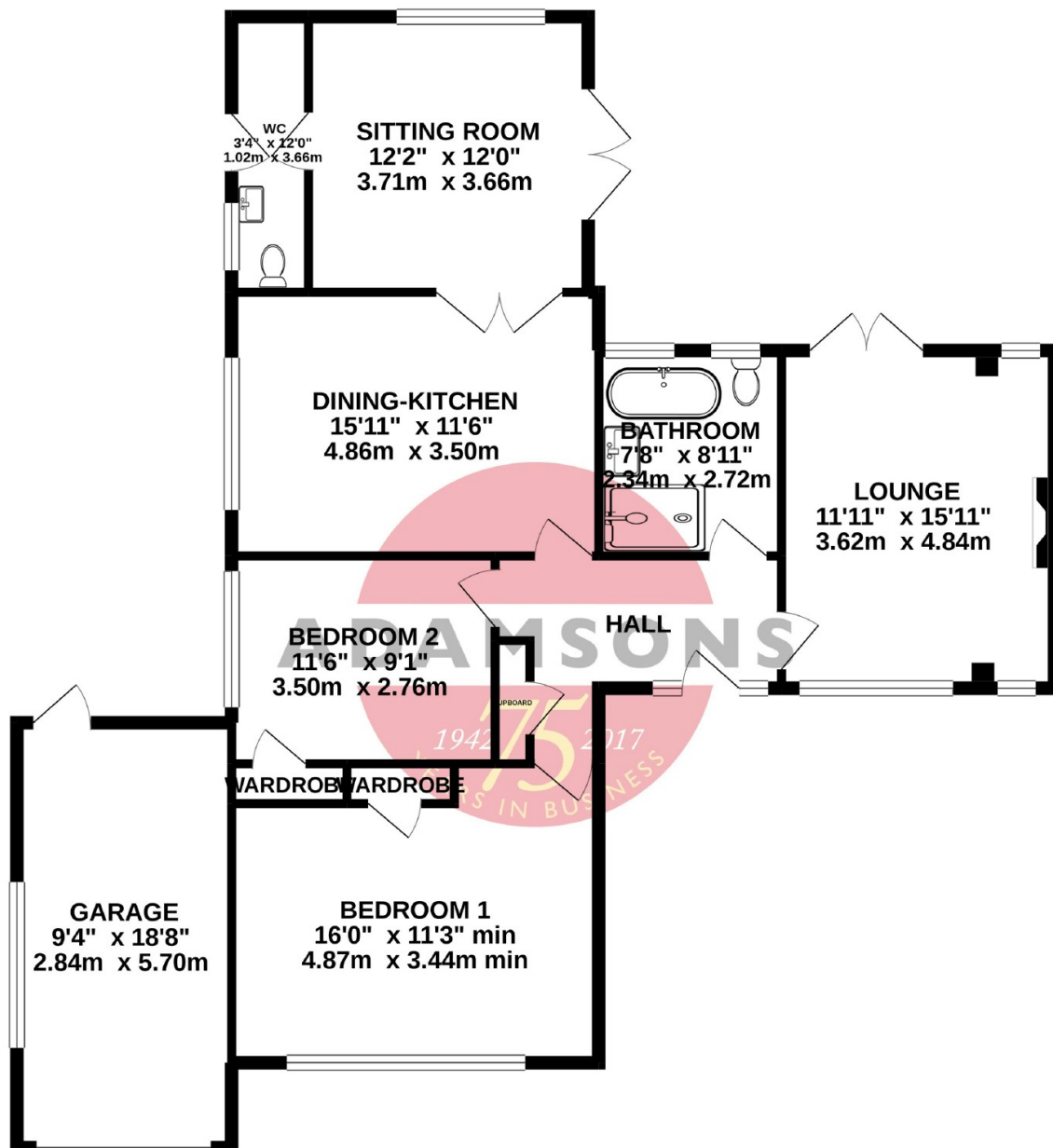
GARAGE: attached single, brick built garage with power and light. uPVC back door and double glazed window.

GENERAL: We are advised the property is freehold; Built in the 1960's; Council tax band E; Gas central heating (combi-condensing boiler); uPVC double glazed.

(Whilst every attempt has been made to ensure the accuracy of the particulars contained here, the information has been supplied by the seller and no responsibility is taken for any error, omission or mis-statement on our part. The services, systems and legal information given have not be tested or verified and should be taken as a guide only).



GROUND 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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