



**1 Teal Court  
Bamford  
Rochdale  
OL11 5RG**

Situated on a small cul-de-sac and enjoying very private aspects to both front and rear, an extended and beautifully redesigned true bungalow with double garage. The property comprises 2 reception rooms, a good sized dining-kitchen, utility room plus a study or occasional 3rd bedroom in addition to the 2 double bedrooms, both of which have en suite facilities. Freehold and built in 1984, the property was extensively modernised and adapted around 2007 to provide a spacious, unique and most delightful bungalow. Viewing is essential to fully appreciate the immediate location, setting and interior. Conveniently located within a very short walk of fabulous walks around the golf course and beyond, Bamford Precinct with Tesco Express, restaurants etc and buses for Rochdale, Bury and Manchester.

**PORCH:** with tiled floor and access to cloakroom.

**CLOAKROOM:** WC and washbasin in white with tiled floor and half-tiled walls. Mirrored wall cabinet.

**DINING-HALL:** a spacious reception room with French door to the back garden.



**£449,950**

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**Bungalow - detached**

**LOUNGE:** approached by a lobby of 2.65m x 1.65m which also gives access to the study, an extended lounge with bay window having double French doors to the back garden, skylight and window to front. Hole-in-wall pebble and driftwood style gas fire with remote control.

**STUDY/BEDROOM 3:** originally designed as a single bedroom but now used as a study. Although there is use of the nearby WC, if used as a bedroom, either of the en suite facilities would have to be shared.

**DINING-KITCHEN:** newly fitted in approximately 2007 but some of the door/unit finishes require attention. Integral appliances comprise a double Bosch oven, Neff 5-ring gas hob and extractor hood plus fridge, freezer and dishwasher. Attractive tiling to walls, tiled floor and double French doors to the second garden area plus a skylight, windows to front and door to drive.

**INNER HALL:** leading to the bedrooms. Linen cupboard.

**BEDROOM 1:** good sized double room with mirror-fronted wardrobes and large bay with double French doors and windows to the garden.

**EN SUITE:** spacious and luxurious bathroom comprising bath with side taps, large glazed shower with plumbed-in shower, WC, bidet and washbasin. Fully tiled walls and floor. Control within the bedroom to turn on and pre-warm the shower.

**BEDROOM 2:** double room with built-in wardrobes and cupboards to one wall. Windows to rear.

**EN SUITE:** modern suite comprising shower cubicle with plumbed shower, WC and washbasin. Fully tiled walls and floor.

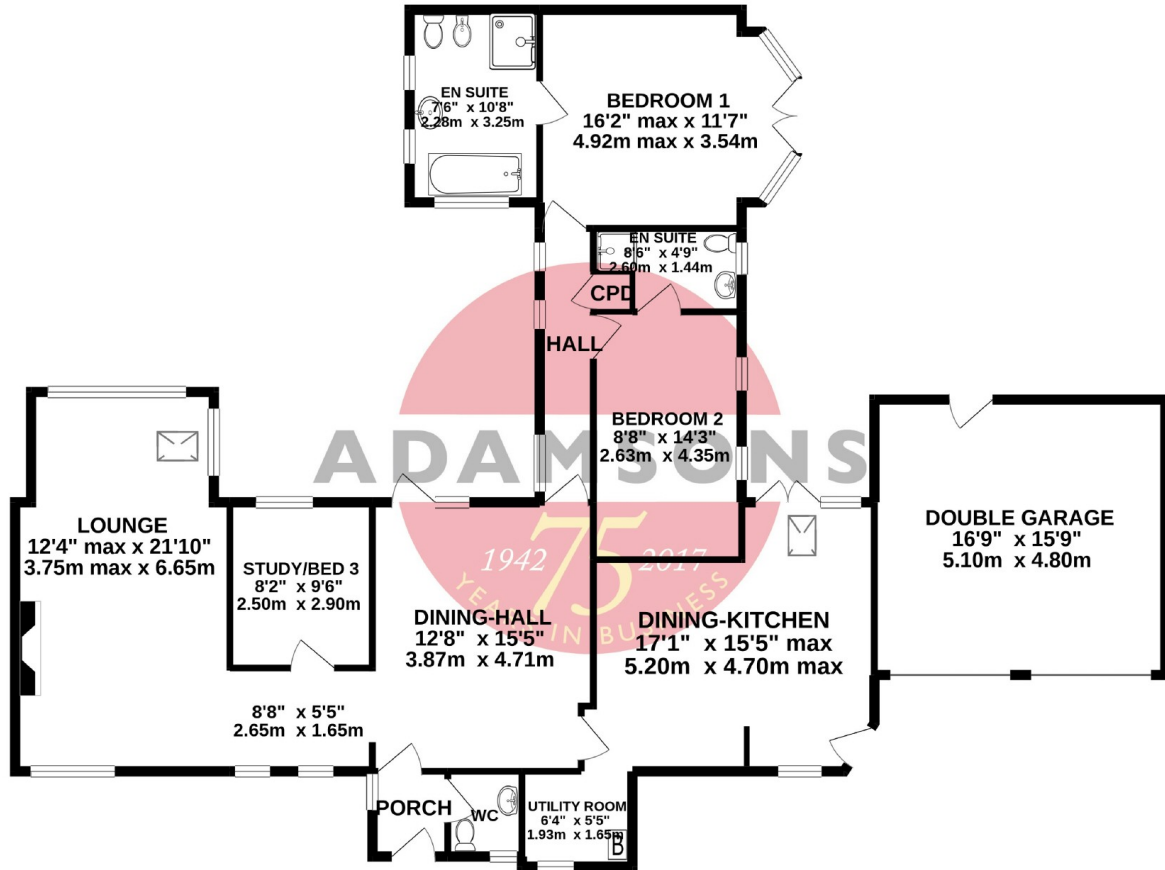
**DOUBLE GARAGE:** attached double garage with remote controlled twin doors, power, lighting and personnel door to rear. Double width block-paved drive.

**GARDENS:** established shrubs to the front and 2 small lawned garden areas to the rear with well-stocked borders, shrubs and trees affording excellent privacy.

**GENERAL:** Freehold; Built in 1984; Council Tax Band E; Gas central heating; uPVC double glazed.



# 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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