



**492 Bury Road
Bamford
Rochdale
OL11 4DG**

A substantial and imposing 4 bedroomed Detached residence built in 1925 with extension and garage added later. Exceptionally well presented with quality fittings throughout and retaining many original features. The spacious accommodation briefly comprises 3 reception rooms, large conservatory, breakfast kitchen, utility, WC, 4 bedrooms, 2 en-suite and family bathroom. Viewing is imperative to fully appreciate this individual and stunning character property. Conveniently located for shops, restaurants, primary and secondary schools, buses to Rochdale, Bury and Manchester and motorway access within 2 miles.

Porch: tiled floor.

Hallway: Staircase leading to the first floor, under stairs storage cupboard.

Lounge: with bay window, built in electric fire with feature surround.

Sitting Room: with bay window and feature fireplace with electric fire.

Breakfast Kitchen: a comprehensive range of fitted wall and base units including breakfast bar, porcelain sink unit, 6 burner Rangemaster with extractor hood over, built-in eye level



Or nearest offer £525,000

House - detached

Microwave, part tiled walls, laminate floor covering.

Utility Room: fitted wall and base units, 1 1/2 bowl porcelain sink unit, wall mounted central heating boiler, plumbing for automatic washer, part tiled walls, laminate floor covering.

W.C/Cloaks Room: w.c, wash hand basin.

Dining Room: laminate floor covering.

Conservatory: upvc double glazed windows with French doors leading to the patio, laminate floor covering.

First Floor Landing: with feature window.

Bedroom One: Double, situated to the front.

Bedroom Two: Double, situated to the front, built in robes and walk in dressing room.

En-Suite: w.c, wash hand basin, enclosed shower cubicle, fully tiled walls, tiled floor, inset spot lighting to panelled ceiling.

Bedroom Three: Double, situated to the rear with fitted robes.

En-Suite: w.c, wash hand basin, corner shower cubicle, fully tiled walls, tiled floor, inset spot lighting to panelled ceiling.

Bedroom Four: single, situated to the rear with fitted robes.

Family Bathroom: w.c, wash hand basin, bath with waterfall shower over, built in cupboards, tiled floor, fully tiled walls, inset spot lighting to panelled ceiling.

Outside: To the front, the property offers a private frontage with a paved and bordered garden area, There is a private sun patio to the side with artificial grass and timber built garden shed. To the rear the private tree lined and bordered garden offers a beautiful array of plants and shrubs with further paved sun patio with security gates and access to the Double Garage with electric door off the double driveway.

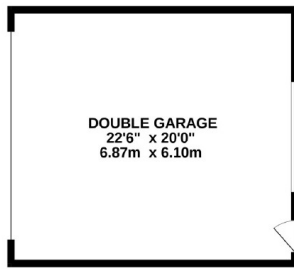
Services: All mains services connected. Gas fired central heating. Double glazed windows.

Tenure: We understand that the property is Freehold. Council Tax: Band 'F'. EPC Rating TBC

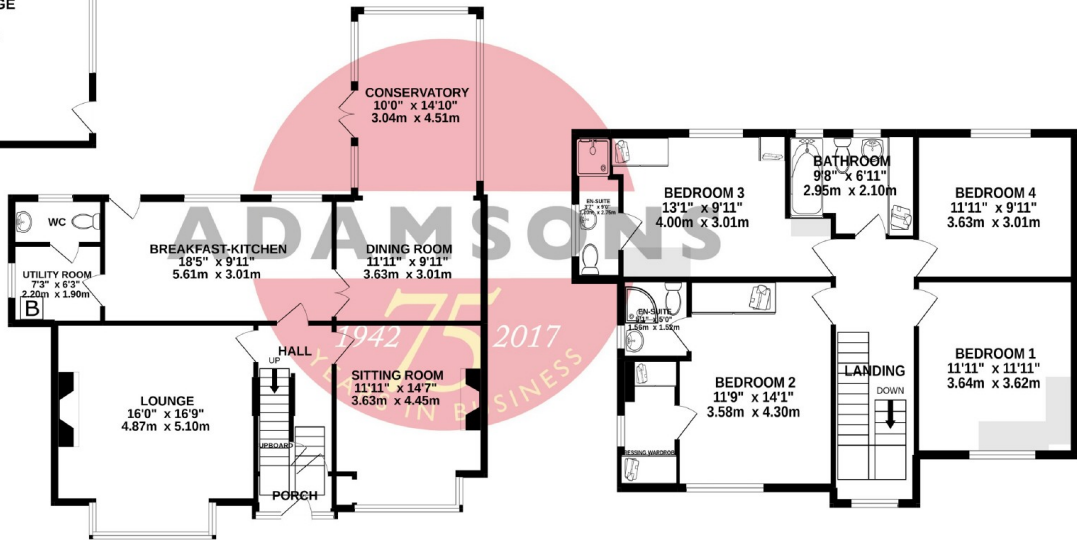
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GROUND FLOOR



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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109 Yorkshire Street Rochdale OL16 1YJ

T: 01706 522424

E: sales@adamsons-estates.co.uk

