



**46 Norden Road
Bamford
Rochdale
OL11 5PN**

An exceptionally well presented and very spacious 4 bedroom detached house with 3 reception rooms and stunning dining-kitchen. Situated on a corner plot in this much sought after area conveniently located within a short walk of both St Michael's and Bamford Academy Primary Schools, shops and restaurants. Bamford Chapel and beautiful countryside are close by whilst motorway access and buses to Bury & Manchester are also very convenient.

The accommodation comprises:

GROUND FLOOR

HALL: pvc front door to OPEN PORCH. Spindled staircase and cloaks cupboard plus laminate flooring.

CLOAKROOM: modern white suite comprising WC and washbasin with vanity unit.

LOUNGE WITH DINING AREA: very spacious room with bow window to front and window to rear. Laminate flooring and modern hole-in-wall style electric fire.



£545,000

House - detached

SITTING ROOM: bow window to front.

SNUG: situated beyond the lounge with tilt and slide patio door to rear garden plus modern electric fire and laminate flooring.

DINING-KITCHEN: superb modern kitchen with Matt Grey fitted wall and base units, quartz worktops and dining table, integral Neff electric oven, combination microwave oven and induction hob plus extractor hood, dishwasher and separate larder sized fridge and freezer. There is a tilt and slide patio door to the rear garden and 2 vertical radiators.

UTILITY ROOM: situated beyond the lounge with access to the garage and side of house. Fitted units, sink unit and space for 4 appliances.

FIRST FLOOR

LANDING: feature gallery style landing with spindled staircase. Trap door with ladder to part boarded loft.

BEDROOM 1: extremely spacious room with windows to front and side. Beech style fitted furniture in addition to a large WALK-IN WARDROBE with hanging space and shelving.

EN SUITE: good sized shower room with modern suite comprising large glazed shower cubicle with glass shelves and plumbed shower, WC, washbasin, vertical radiator and fully tiled walls.

BEDROOM 2: large double room to front with beech style fitted furniture and laminate flooring.

BEDROOM 3: double room to rear with maple style fitted furniture.

BEDROOM 4: good sized single room to front with beech style fitted furniture.

BATHROOM: attractive modern fitted suite comprising tub style bath with side taps, glazed shower cubicle with plumbed shower, WC, washbasin, good range of built-in cupboards, chrome ladder towel radiator and fully tiled walls.

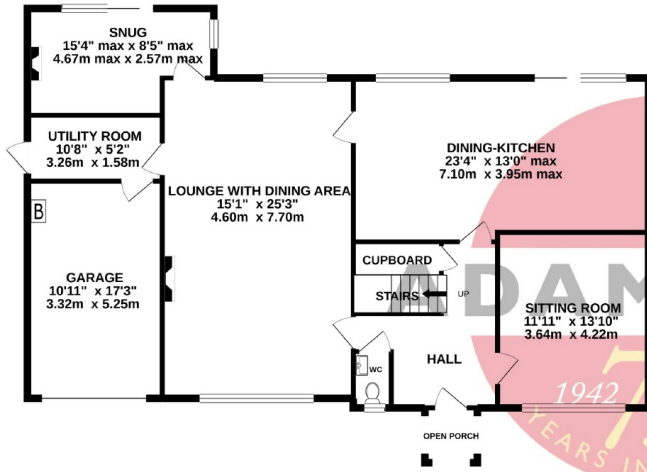
GARAGE: large attached single garage with remote controlled door and access to house. Ample storage cupboards.

EXTERNALLY: there is a large block-paved drive for ample parking and gardens to front and rear.

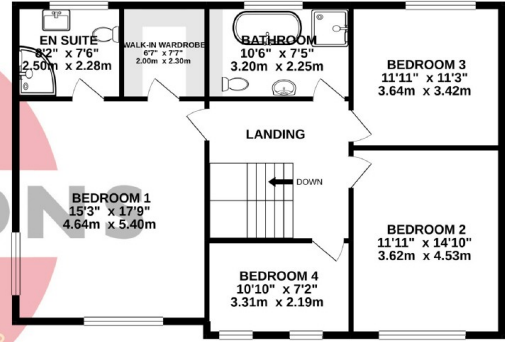
GENERAL: Built circa 1970; Long leasehold subject to a ground rent of £25 pa; Council Tax Band F; Gas central heating (combi-condensing boiler); Cavity wall insulation; uPVC double glazed.



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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