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8 Petrel Close, Bamford



- Fabulous FOUR Bed Detached Situated On A Very Large Plot
- Sunshine Lounge / Open plan Kitchen, Dining Area And Conservatory
 - Down-Stair W.C And Utility
- Superb Cinema Room (with high tech sound system under separate negotiation)
 - En-Suite To Master Bed / Three-Piece Family Bathroom
 - Detached Brick Garage / Extensive Block Paved Driveway
 - Rear Lawned Garden And Patio

£550,000

Fabulous FOUR bed detached situated on a very large plot within a prime location in the heart of Bamford. This superb property affords spacious internal accommodation along with extensive outside space and rear lawned garden. Briefly comprising of gas central heating, uPVC double glazed windows, spacious hallway, down-stair W.C, sunshine lounge, open plan kitchen, dining area and conservatory along with a useful utility room. There is also a fully equipped cinema room with a high tech sound system which may be available to purchase separately under negotiation with the vendors. The first floor affords the four bedrooms, the master with an en-suite shower room and a separate three-piece bathroom. Externally to the front is a very large block paved driveway affording space for several cars to off road park and a brick built detached double garage with up and over door, light and power. There are steps leading to the entrance separated by block-paved paths and a feature raised shingle area with a large soil border housing a variety of plants and shrubs and bordered by mature hedges. To the rear is a full width patio area which is partially covered by a canopy ideal for outside entertaining which leads to a generously proportioned lawned garden with hedged and soil borders. Situated in a much sought after cul-de-sac within the prestigious area of Bamford, close to all local amenities, Rochdale Golf club, excellent schools, transport links and motorway networks.

GROUND FLOOR

HALLWAY

Spacious hallway with laminated wooden flooring, coved ceiling, under-stair storage, radiator and staircase rising to the first floor.

W.C

Down-stair W.C comprising of vanity wash-basin with fitted cupboards below and attached low-level W.C, tiled flooring and radiator.

SUNSHINE LOUNGE

6.42m x 3.58m (21'0" x 11'8")

Front to rear aspect with bay window, wall mounted T.V point, laminated wooden flooring, coved ceiling, spotlights and two radiators. Sliding patio doors leading to the rear patio with covered canopy.



KITCHEN

3.94m x 2.88m (12'11" x 9'5")

Rear aspect with a range of wall and base units incorporating one and a half bowl pot sink, gas hob with extractor above, built in electric oven, integrated dishwasher, tiled flooring, spotlights, tall radiator and open archway leading to the dining area.



UTILITY ROOM

Side aspect with wall and base units incorporating stainless steel sink, space and plumbing for an automatic washing machine, space for tumble dryer and fridge/freezer, part tiled walls and tiled flooring.

DINING AREA

3.89m x 3.05m (12'9" x 10'0")

Rear aspect with tiled flooring, spotlights, coved ceiling, open archway to the conservatory and double doors to the hallway.



CONSERVATORY

3.65m x 3.09m (11'11" x 10'1")

Rear aspect with tiled flooring, radiator and double doors to the rear patio and garden.



CINEMA ROOM

5.67m x 4.61m (18'7" x 15'1")

Bay fronted cinema room with spotlights, radiator and carpet flooring.



FIRST FLOOR

MASTER BEDROOM

3.82m x 3.48m (12'6" x 11'5")

Rear aspect with fitted wardrobes, laminated wooden flooring, wooden shutter blinds, spotlights and radiator.



EN-SUITE

Three-piece en-suite comprising of shower cubicle, vanity wash-basin, low-level W.C, fully tiled walls, tiled flooring and heated towel rail.

BEDROOM 2

3.66m x 3.30m (12'0" x 10'9")

Rear aspect with fitted wardrobes, T.V point, wooden shutter blinds, carpet flooring and radiator.

BEDROOM 3

3.79m x 2.51m (12'5" x 8'2")

Rear aspect with sliding door fitted wardrobes, laminated wooden flooring, wooden shutter blinds and radiator.

BEDROOM 4

2.69m x 2.42m (8'9" x 7'11")

Front aspect with laminated wooden flooring, wooden shutter blinds and radiator.

BATHROOM

Three-piece bathroom comprising of bath with shower off mixer taps, vanity wash-basin with fitted cupboards below and attached low-level W.C, fully tiled walls, laminated flooring and heated towel rail.

OUTSIDE

Externally to the front is a very large block paved driveway affording space for several cars to off road park and a brick built detached double garage with up and over door, light and power. There are steps leading to the entrance separated by block-paved paths and a feature raised shingle area with a large soil border housing a variety of plants and shrubs and bordered by mature hedges. To the rear is a full width patio area which is partially covered by a canopy ideal for outside entertaining which leads to a generously proportioned lawned garden with hedged and soil borders.

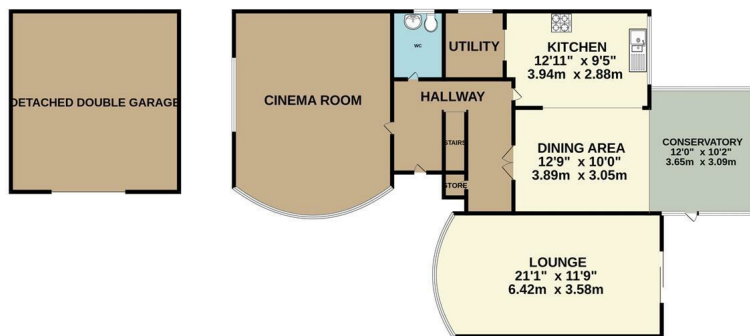


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		71	80
England & Wales		EU Directive 2002/91/EC	

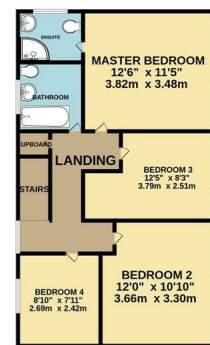
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		71	80
England & Wales		EU Directive 2002/91/EC	

PLEASE NOTE: We have not checked the efficiency or operation of any services (Gas, Water, Electricity or Drainage) or any electrical, mechanical or heating appliances. All measurements taken via a sonic measure. Measurements should only be used as a guide and not for ordering any floor coverings or carpets. **Viewing Strictly By Appointment Only**

GROUND FLOOR
1384 sq.ft. (128.6 sq.m.) approx.



1ST FLOOR
598 sq.ft. (55.5 sq.m.) approx.



FOUR BED DETACHED

TOTAL FLOOR AREA: 1982 sq.ft. (184.1 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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