



1 Chadwick Hall Road, Bamford, Rochdale, OL11 4DJ
£439,950

DETACHED TRUE BUNGALOW | THREE BEDROOMS | LARGE PLOT | POTENTIAL TO EXTEND | NO CHAIN |

The Freehold, detached bungalow on Chadwick Hall Road comprises of an L-shaped entrance hall, lounge, conservatory, dining kitchen, utility room, rear lobby, three bedrooms, bathroom & WC and separate WC. There is considerable space in the loft to provide additional accommodation. On a corner plot, with a large front garden, driveway leading to a good size attached garage and a spacious, private well tended rear garden with two patio areas. Situated close to local shops, bars and restaurants with primary and secondary schools nearby. Viewing comes highly recommended.

ACCOMMODATION

L-SHAPED ENTRANCE HALL

LOUNGE

12'5 x 12'10 (3.78m x 3.91m)



CONSERVATORY

11'2 x 8'8 (3.40m x 2.64m)



KITCHEN DINER

15'7 x 12'10 (4.75m x 3.91m)



Single drainer, one and a half bowl, stainless steel, sink unit. Cooker extractor. A range of wall and base units with worktops and splash back tiling.

REAR LOBBY

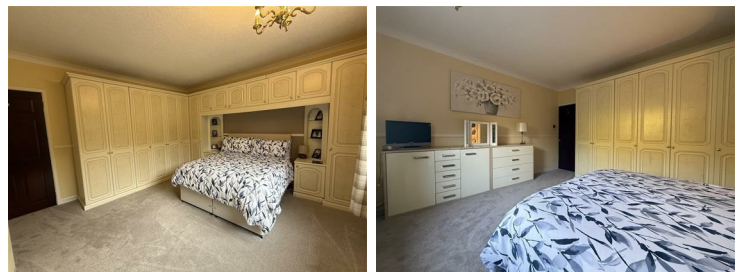
UTILITY ROOM

9'10 x 10'5 (3.00m x 3.18m)



BEDROOM ONE

14'1 x 12 (4.29m x 3.66m)



To the rear. Fitted wardrobes

BEDROOM TWO

10'10 x 13'8 (3.30m x 4.17m)



To the front. Fitted wardrobes.

BEDROOM THREE/SECOND LOUNGE

12'4 x 11'6 (3.76m x 3.51m)



To the front.

BATHROOM & WC

6'7 x 8 (2.01m x 2.44m)



Three piece white suite, corner shower cubicle, fully tiled.

SEPERATE WC



Two piece white suite, fully tiled.

LOFT



There is considerable space in the loft area that would lend itself to additional accommodation.

GARAGE

10'0" x 17'10" (3.05 x 5.45)

Electric door.

EXTERNALLY



On a large plot with extensive garden areas at the front, driveway and garage. The rear is private, well tended with two patio areas.

SPECIAL NOTICE

The sole Director of Wild & Griffiths is the Executor of the Will for the sale of this property.

SERVICES -

All main services are installed.

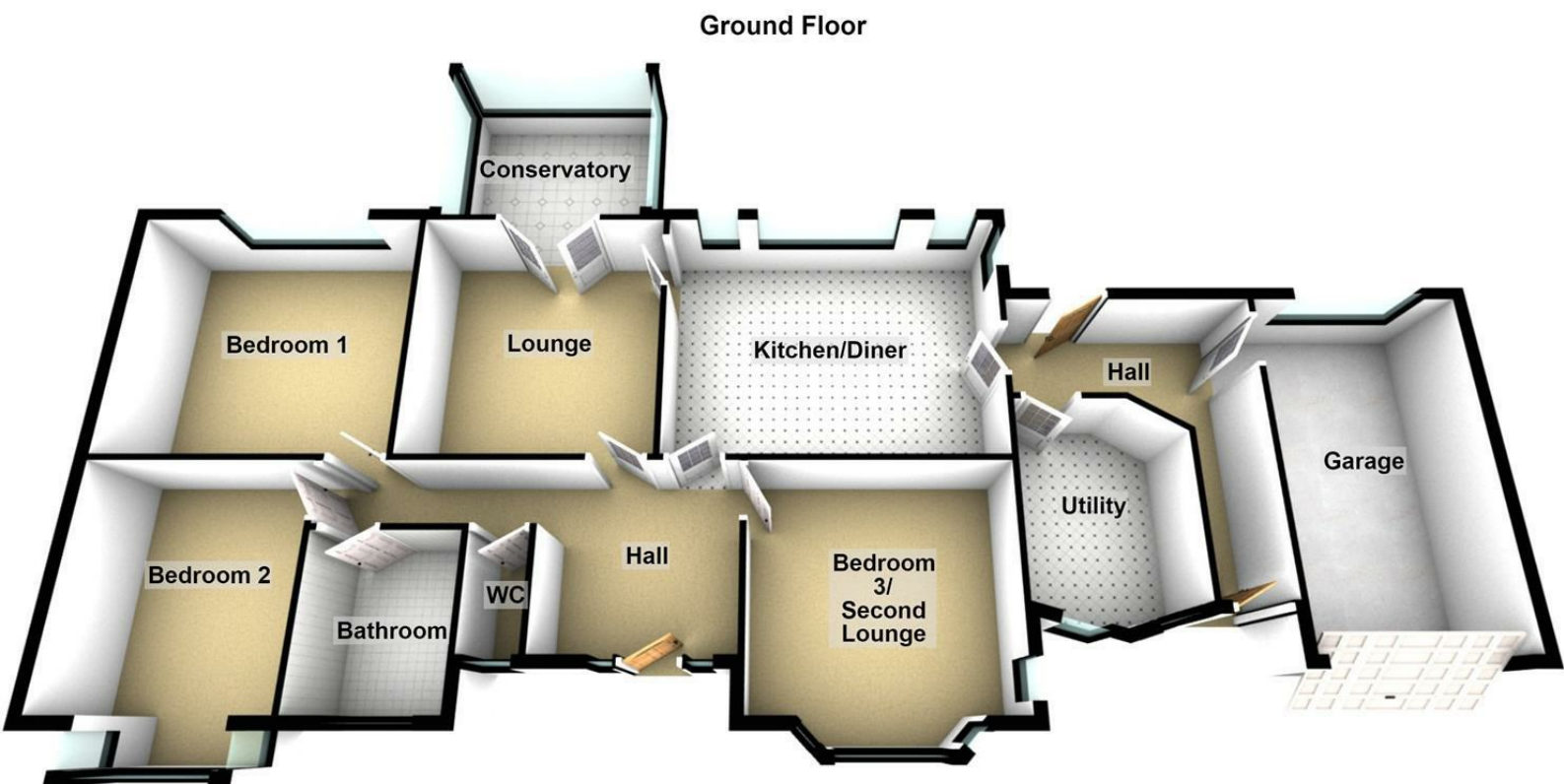
IMPORTANT NOTICE -

No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

DISCLAIMER -

Wild & Griffiths themselves and the vendors/lessors of this property give notice that these particulars have been prepared in good faith having regard to the property misdescriptions act (1991). Measurements are intended for descriptive purposes only and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact. Any intending purchaser must satisfy themselves by inspection or otherwise as to the information provided and condition of the property and no warranty is given by the vendor, their agents or any other person in their employment. The property is offered subject to contract and still being available at the time of enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing.





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		
	61	75
England & Wales EU Directive 2002/91/EC		