



**Tyrone Drive
Bamford, Rochdale OL11 4BE
OFFERS INVITED IN EXCESS OF £499,950**

Adamsons Barton Kendal are delighted to introduce this beautifully presented four-bedroom detached family home, situated in the highly sought-after Bamford location. Occupying a generous corner plot at the head of a quiet cul-de-sac, the property boasts well-maintained gardens to the front, side, and rear, along with a large double driveway and an impressive double garage.

*

Internally, the home offers a welcoming entrance hall leading into a spacious open-plan living and dining area. Recently renovated throughout, the lounge features a stylish gas fireplace and a charming bay window, creating a bright and inviting space. The dining area is perfect for family entertaining, with patio doors opening out onto the expansive rear garden.

*

The property also benefits from a modern kitchen/dining space, complete with a range of fitted appliances including a gas hob, extractor fan, ovens, dishwasher, and fridge freezer. The ground floor further offers a convenient WC and useful under-stairs storage. The home is beautifully presented and meticulously maintained throughout.

*

Upstairs, the master bedroom features stunning fitted wardrobes and a recently upgraded en-suite bathroom, comprising a walk-in shower, WC, and wash basin. There are three further well-proportioned double bedrooms, along with a stylish four-piece family bathroom, including a separate bath, walk-in shower, WC, and wash basin.

*

Externally, the property continues to impress with its landscaped and elevated outdoor space. There are two separate patio areas, ideal for outdoor dining and relaxing in the summer months, all surrounded by well-kept gardens.

*

This is a perfect turn-key family home, expected to attract high levels of interest. Conveniently located close to excellent local schools such as Oulder Hill Academy and Bamford Academy, as well as nearby amenities including Oulder Hill Shopping Precinct, The Sir Winston Harvester, and The Hare and Hounds pub.

*

Early viewing is highly recommended.

Tyrone Drive, Bamford, Rochdale OL11 4BE



Tyrone Drive, Bamford, Rochdale OL11 4BE



Tyrone Drive, Bamford, Rochdale OL11 4BE



Tyrone Drive, Bamford, Rochdale OL11 4BE



Tyrone Drive, Bamford, Rochdale OL11 4BE



Tyrone Drive, Bamford, Rochdale OL11 4BE

VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS ADAMSONS BARTON KENDAL

Tenure

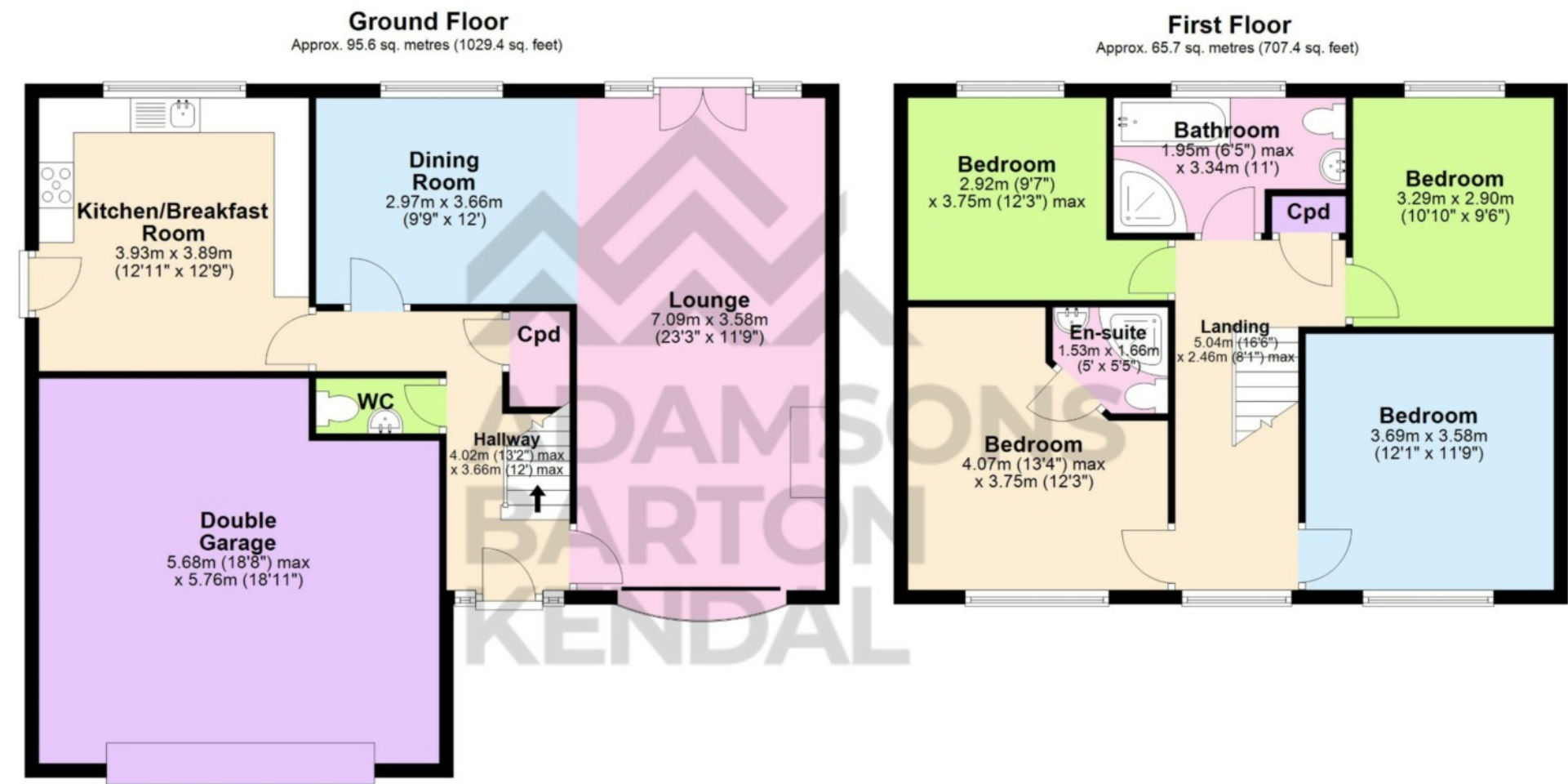
TBC

Council Tax Band

Band F

Energy Performance Certificate

TBC



Total area: approx. 161.4 sq. metres (1736.9 sq. feet)

Disclaimer - Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, this plan is for illustrative purposes only and should only be used as such by any prospective purchaser. Plan produced using PlanUp.

w - abkproperty.co.uk e - sales@abkproperty.co.uk

Adamsons Barton Kendal for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Adamsons Barton Kendal has any authority to make or give any representations or warranty in relation to this property.

Due to a change in the legislation as from 1st March 2004 we are required to check your identification. This is a legal requirement and applies to all Estate Agents: (i) proceeding to market any property; and (ii) should you make an offer on one of our properties and this offer becomes acceptable, before we can instruct Solicitors to proceed with the transaction. Suitable identification can be: Current signed Passport; New style Driving Licence with photograph; Inland Revenue Tax notification