

Butterworth Grange, Bamford OL11 5SZ

Offers invited in the region of £265,000



Adamsons Barton Kendal are delighted to market this immaculate 2 bedroomed second floor apartment at Butterworth Grange, an exclusive McCarthy & Stone development for the over 60's, situated in the heart of Bamford. The apartment itself is situated on the second floor and accessed via a lift and offers spacious and immaculately presented accommodation with quality fixtures and fittings throughout.

VIEWING HIGHLY RECOMMENDED

**Head Office - 122 Yorkshire Street
ROCHDALE
Lancashire
OL16 1LA**

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This luxury development offers residents the privacy of their own home with the added security of a dedicated House manager on site, as well as a 24 hour emergency call system. The homeowners lounge provides a great space to socialise with friends and family should you need company. If your guests have travelled from afar, they can extend their stay by booking into the developments guest suite (usually for a fee of £25 per night - subject to availability). There is no need to worry about the burden of maintenance costs as the service charge covers the cost of all maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and the security system. All energy costs of the homeowners lounge and other communal areas are also covered in the service charge. The property benefits from first class security with a camera door entry system and 24 hour emergency call system, should you require assistance. This stunning apartment is offered for sale with vacant possession at a competitive price to reflect the quality of the fixtures and fittings and early viewing comes highly recommended to appreciate the quality of the accommodation on offer. The vendor is in a position to sell the property fully furnished, subject to negotiations.

THE ACCOMMODATION COMPRISES:

(Measurements are approximate to the nearest 0.1m and for guidance only and they should not be relied upon for the fitting of carpets or the placement of furniture). No checks have been made on any fixtures and fittings or services where connected (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property).

HALL - storage cupboards

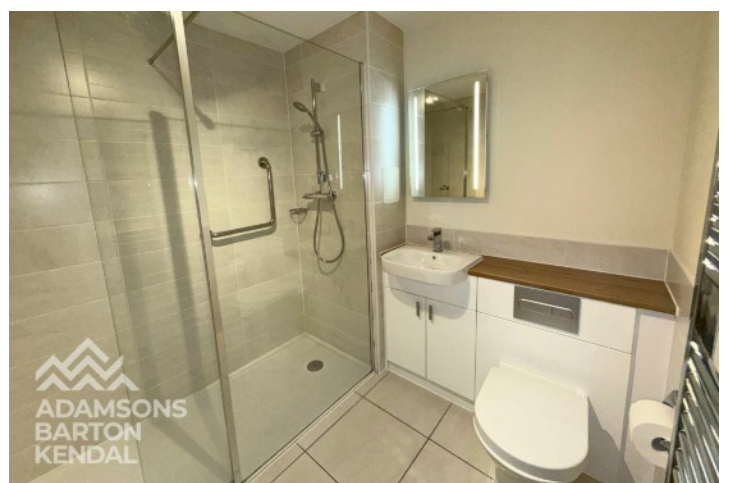
LOUNGE:- 5.2 x 3.6 metres - a wonderful, bright spacious reception room

KITCHEN:- 2.4 x 2.2 metres - a compact fitted kitchen with a single drainer sink unit, range of modern wall and base units with a built in oven, 4 ring hob, integrated fridge, freezer and dishwasher.

MASTER BEDROOM - 5.2 x 3.0 metres - a spacious double bedroom with walk in wardrobe.

EN-SUITE - 2.2 x 2.6 metres - shower cubicle, vanity wash hand basin and w/c, stunning suite in white.

BATHROOM - 2.2 x 1.7 metres - Shower Cubicle, low level wc, wash hand basin - stunning suite in white.

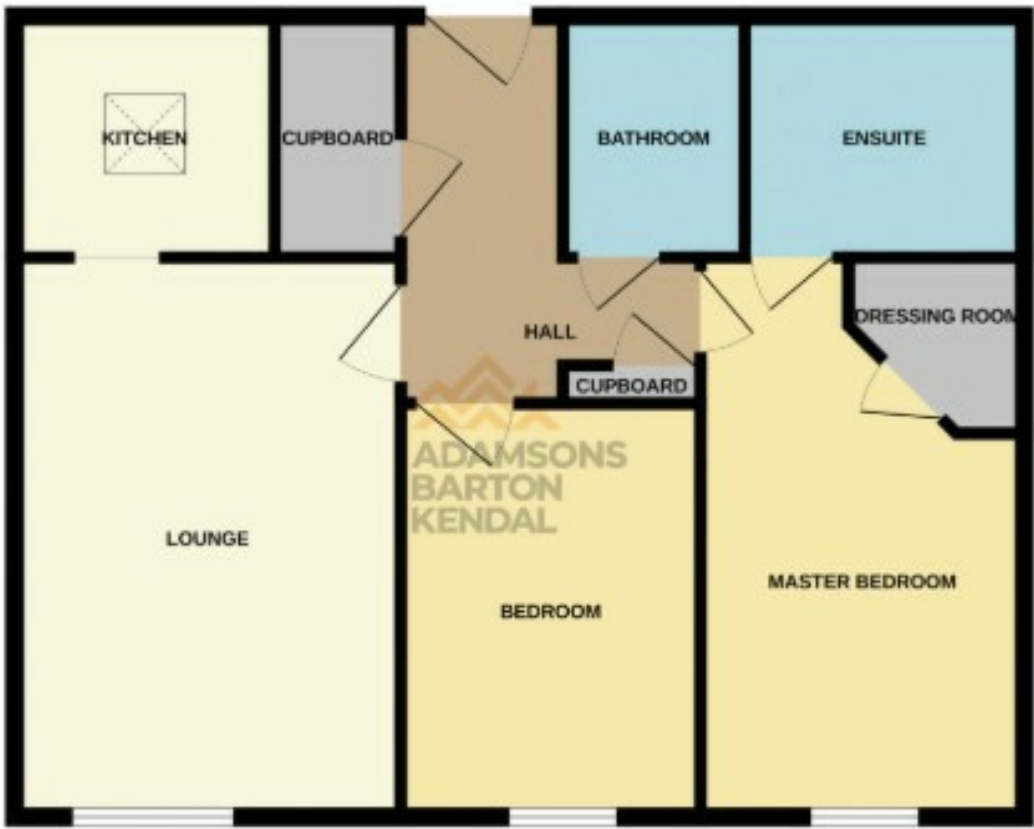


ADDITIONAL INFORMATION

Council Tax Band - D
Energy Performance Cert - B87
Tenure - TBC

Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, fixtures and appliances shown have not been tested and are guaranteed as to their operability or efficiency under the plan.
Made with Mapbox 0.0025

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