

**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**

**Tel : (01706) 653214**

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

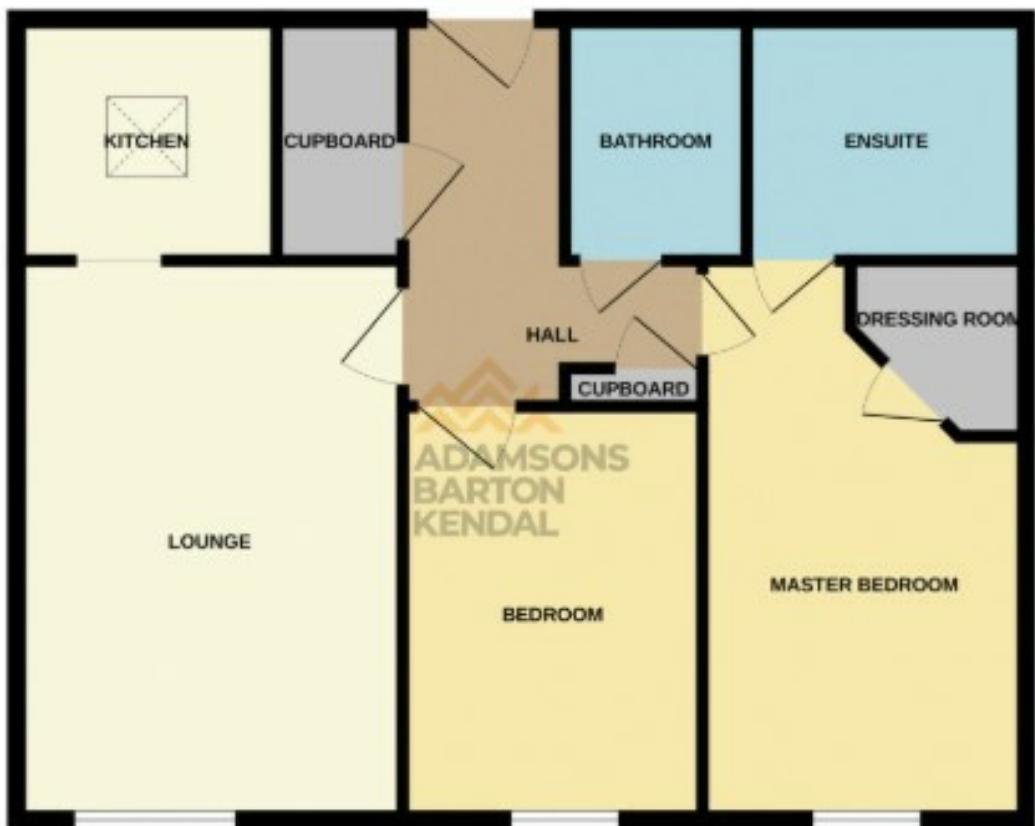
Council Tax Band - D

Energy Performance Cert - B87

Tenure - TBC



### GROUND FLOOR



Whilst every care has been taken to ensure the accuracy of the floor plan, no guarantee is given for the dimensions, locations, positions, areas, levels, etc. These are approximate and are intended to be used for general guidance purposes only, and should not be used as such to any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency. Use for planning. Made with Metrespace (GCR)

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