



## Broadhalgh Avenue, Rochdale, OL11 5LW

£499,995

THE PERFECT FAMILY HOME

Nestled on Broadhalgh Avenue in the charming village of Bamford, Rochdale, this exquisite detached bungalow is a true gem. Built in 1920, the property has been meticulously updated and presented to the highest standard, offering a perfect blend of classic charm and modern convenience. Spanning an impressive 1,335 square feet, this bungalow boasts a well-thought-out floorplan that includes four spacious reception rooms and three comfortable bedrooms, making it an ideal family home.

The property features a fantastic rear extension, providing ample living space for relaxation and entertainment. With stylish interiors and stunning decorative features throughout, every corner of this home exudes warmth and sophistication. The neutral colour palette enhances the sense of space and light, allowing you to easily personalise the home to your taste.

Outside, the bungalow is equally impressive, offering generous outdoor space complemented by ample off-road parking and a detached garage. The gated off-road parking adds an extra layer of convenience and security. The location is simply unbeatable, with local pubs, restaurants, cafes, and picturesque country walks just a stone's throw away. Additionally, the vibrant towns of Rochdale, Bury, and Manchester are easily accessible, providing a wealth of amenities and attractions.

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			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

# Broadhalgh Avenue, Rochdale, OL11 5LW

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- An Exquisite Detached Bungalow
- Modern Fixtures And Fittings
- Off Road Parking
- EPC Rating TBC
- Three Bedrooms & Three Reception Rooms
- Fully Updated Throughout
- Council Tax Band D
- Sought After Location
- Envious Garden Space And Detached Garage
- Tenure Freehold

## Ground Floor

### Entrance

Composite double glazed frosted door to the entrance vestibule.

### Entrance Vestibule

4'10 x 3'1 (1.47m x 0.94m )

Tiled flooring, hardwood single glazed double doors to the entrance hallway.

### Entrance Hallway

7'2 x 4'10 (2.18m x 1.47m )

UPVC double glazed window with integrated shutter blind, wood effect Karndeal flooring, hardwood door to the kitchen, open to the snug.

### Kitchen

12'2 x 12'1 (3.71m x 3.68m )

UPVC double glazed window with integrated shutter blinds, UPVC double glazed window to the conservatory, a range of panelled wall and base units, hardwood surface, tiled splash backs, ceramic double Belfast sinks with mixer tap, four door Rangemaster range cooker with a six ring gas hob, integrated extractor hood, space for a fridge freezer, integrated dishwasher, integrated boiler, spotlights, PVC panelling to the ceiling, hardwood flooring, open to the conservatory and to the second reception room.

### Conservatory

15'8 x 5'11 (4.78m x 1.80m )

UPVC double glazed surrounding windows, two Velux windows, hardwood flooring, UPVC double glazed French doors to the rear.

### Reception Room Two

19'3 x 11'11 (5.87m x 3.63m )

UPVC double glazed window, central heating radiator, spotlights, television point, wood effect laminate flooring, door to the shower room, spiral staircase to the first floor, UPVC double glazed French doors to the rear.

### Shower Room

8 x 4'9 (2.44m x 1.45m )

UPVC double glazed frosted window, heated towel rail, a three-piece suite comprising of a dual flush WC, wall mounted wash basin with mixer tap, direct feed rainfall double shower enclosure with rinse head, tiled elevations, inset shelving, spotlights, extractor fan, tiled flooring.

### Snug

10'8 x 8'11 (3.25m x 2.72m )

UPVC double glazed window with integrated shutter blinds, central heating radiator, television point, wood effect Karndeal flooring, open to the first reception room, hardwood door to the inner hallway.

### Reception Room One

15'1 x 14'10 (4.60m x 4.52m )

Two UPVC double glazed windows with integrated shutter blinds, central heating radiator, coving, gas fire with limestone hearth and surround, television point, wood effect Karndeal flooring.

### Inner Hallway

14'11 x 9'9 (4.55m x 2.97m )

UPVC double glazed window with integrated shutter blinds, two central heating radiators, loft access, hardwood doors to bedroom two, bedroom three and bathroom.

### Bedroom Two

12'3 x 10'7 (3.73m x 3.23m )

UPVC double glazed window with integrated shutter blinds, central heating radiator, fitted wardrobe, wood effect laminate flooring.

### Bedroom Three

10'6 x 9'10 (3.20m x 3.00m )

UPVC double glazed window with integrated shutter blinds, fitted wardrobe, wood effect laminate flooring.

### Bathroom

7'3 x 7'2 (2.21m x 2.18m )

UPVC double glazed frosted window, central heating radiator, a three piece suite comprising of a rolltop, freestanding bath with waterfall mixer tap and rinse head, vanity top wash basin with waterfall mixer tap, dual flush WC, tiled elevations, spotlights, tiled flooring.

### First Floor

### Bedroom One

19'3 x 11'11 (5.87m x 3.63m )

Four Velux windows, UPVC double glazed window, spotlights, smoke alarm, wood effect laminate flooring.

### External

### Rear

Enclosed garden with artificial lawn, block paving, bedding, wood and stone chipping, decking, pergola, timber storage shed, greenhouse, power and lighting.

### Front

Stone chip garden with gated block paved driveway and access to the garage.

### Garage

16'7 x 8'5 (5.05m x 2.57m )

UPVC double glazed frosted window, power, lighting, door to the utility room.

### Utility Room

8'5 x 6'2 (2.57m x 1.88m )

UPVC double glazed window, central heating radiator, plumbing for washing machine and dryer.



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