



Winston Avenue
Rochdale OL11 5JA
ASKING PRICE £360,000

ADAMSONS BARTON KENDAL are delighted to introduce this beautifully presented three-bedroom detached property, situated in the heart of the highly regarded residential area of Bamford. This wonderful family home offers a spacious driveway providing ample off-road parking, a carport, and a separate detached single garage.

Upon entering, you are welcomed by a charming entrance porch that leads into a bright and spacious hallway. The modernised lounge is perfect for cosy family living, offering a relaxing space to unwind. There is also a convenient downstairs WC located beneath the stairs. The heart of the home is undoubtedly the open-plan kitchen and dining area, which flows seamlessly into the extended snug/sitting area – a perfect layout for both everyday living and entertaining. The contemporary kitchen features a stylish breakfast bar, integrated appliances, and ample storage.

Upstairs, the property comprises a four-piece family bathroom, complete with a separate bath and shower unit and the added luxury of underfloor heating. The master bedroom is a generous double with fitted wardrobes, providing excellent storage space. There is a further double bedroom, currently utilised as a nursery, and a third single bedroom, ideal for use as a home office or guest room.

Externally, the home boasts a beautiful, private rear garden, perfect for growing families. There are two patio areas to enjoy – one directly outside the bifold doors, which benefits from full evening sun during the summer months, and a second ideal for outdoor dining and relaxation.

Additional features include a full re-wire completed by the current owners.

Ideally located close to local shops, restaurants, well-regarded schools, and excellent motorway links, this property offers an exceptional opportunity to acquire a family home in one of Bamford's most sought-after locations.

VIEWING HIGHLY RECOMMENDED

Winston Avenue, Rochdale OL11 5JA

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).

Ground Floor

Lounge - 3.78 x 4.23 metres

Kitchen/Diner - 3.66 x 6.30 metres

Sitting Room - 2.40 x 3.21 metres

Cloakroom

First Floor

Landing

Bedroom 1 - 3.35 x 1.97 metres

Bedroom 2 - 3.21 x 3.03 metres

Bedroom 3 - 4.23 x 4.23 metres

Bathroom - 1.55 x 3.17 metres



Winston Avenue, Rochdale OL11 5JA



Winston Avenue, Rochdale OL11 5JA



Winston Avenue, Rochdale OL11 5JA



Winston Avenue, Rochdale OL11 5JA



Winston Avenue, Rochdale OL11 5JA

VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS ADAMSONS BARTON KENDAL

Tenure

Freehold

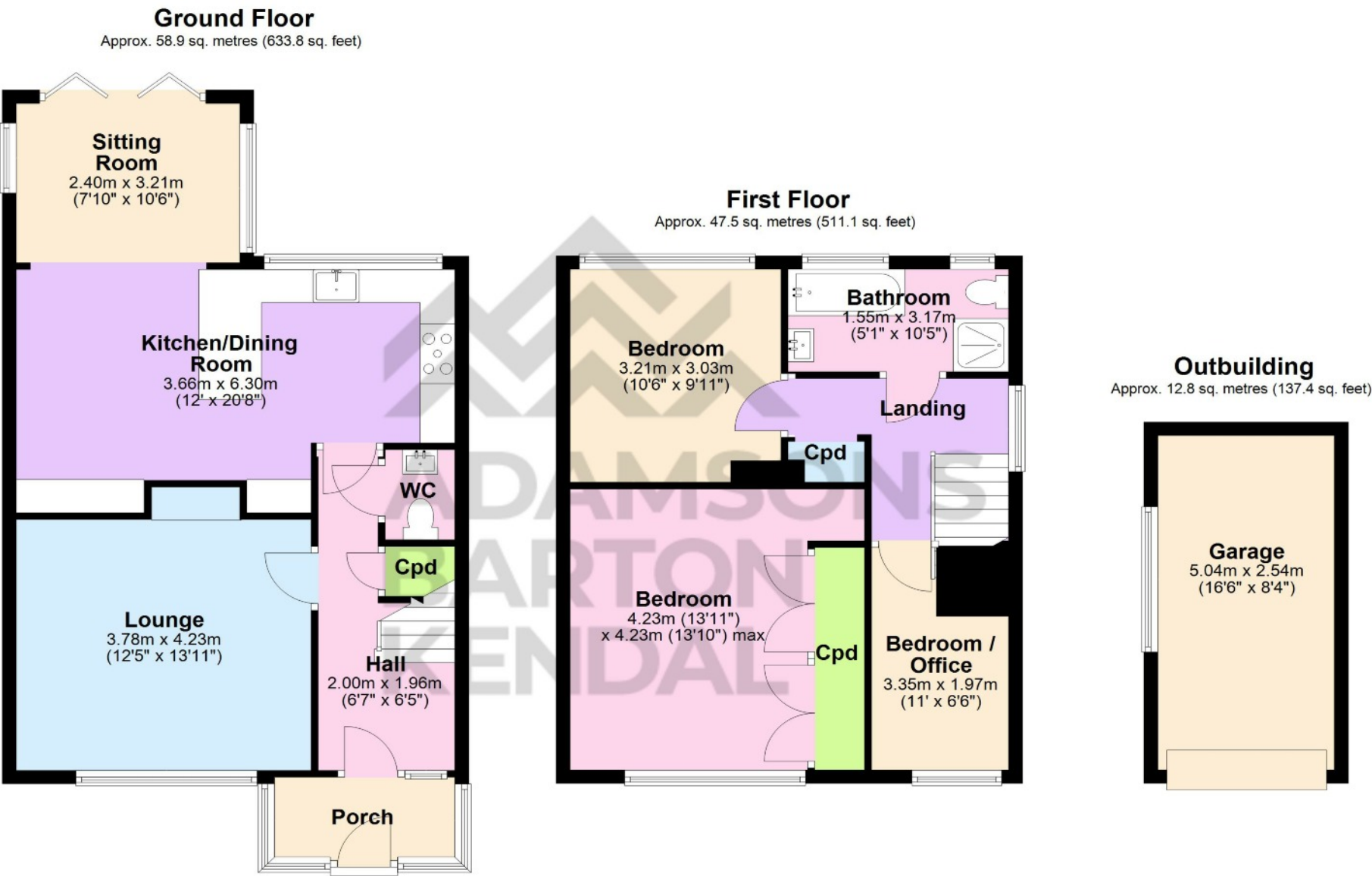
Council Tax Band

D

Energy Performance Rating

To be confirmed

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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