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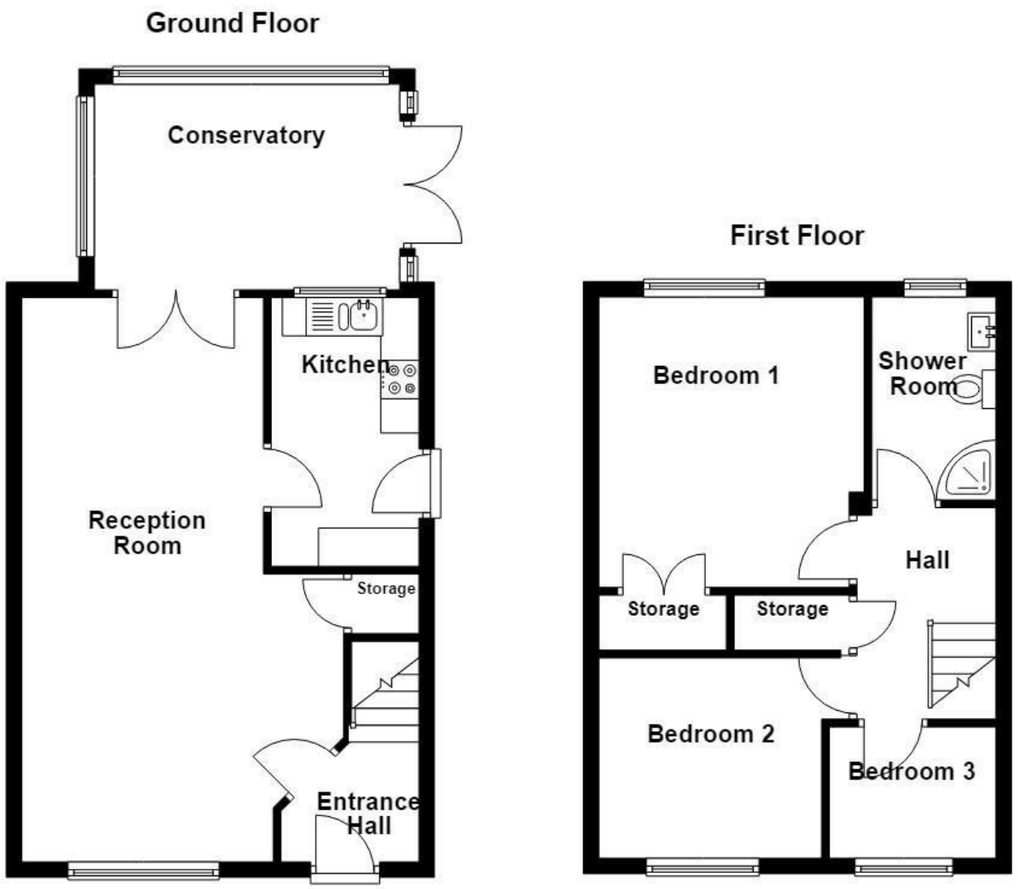

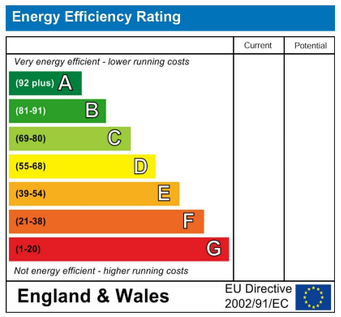

Porritt Close, Bamford, Rochdale, OL11 5HQ

£275,000

AN ENVIABLE SEMI DETACHED FAMILY HOME WITH NO CHAIN DELAY IN BAMFORD

Welcome to this exceptional semi-detached family home located on the highly sought-after Porritt Close in Bamford, Rochdale. Built in 1995, this new build property offers a wonderful opportunity for families looking to create their perfect living space.

As you step inside, you will find a complete blank canvas, allowing you to personalise and put your own unique stamp on the home. The open plan living space is designed for modern family life, providing a warm and inviting atmosphere for both relaxation and entertaining.

The property boasts three well-proportioned bedrooms, making it ideal for families of all sizes. An added bonus is the delightful conservatory, which extends the living area and offers a lovely spot to enjoy the garden views throughout the seasons.

Outside, you will discover a beautiful garden space, perfect for children to play or for hosting summer gatherings. The property also benefits from off-road parking, ensuring convenience for you and your guests.

Situated in a popular cul-de-sac, this home is in a desirable area that is sure to appeal to many. With no chain delay, you can move in and start making memories right away. This property truly represents a fantastic opportunity for any family looking to settle in a welcoming community. Don't miss your chance to view this lovely home and envision the possibilities it holds.

For further information or to arrange a viewing please contact our Rochdale branch at your earliest convenience.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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£275,000

3 1 2

- Tenure Leasehold
- Off Road Parking With Drive
- Three Piece Shower Room
- Easy Access To Major Network Links
- Council Tax Band C
- Three Bedroom Semi Detached Property With No Chain Delay
- Ideal Family Home Or Investment Opportunity With Viewing Essential
- EPC Rating TBC
- Bursting With Potential
- Enviable Low Maintenance Garden Spacre

Ground Floor

Entrance

Composite double glazed frosted door to hall.

Hall

5'11 x 4'9 (1.80m x 1.45m)

Central heating radiator, smoke alarm, wood effect laminate flooring, door to reception room and stairs to first floor.

Reception Room

24'2 x 10'9 (7.37m x 3.28m)

UPVC double glazed window, central heating radiator, spotlights, gas fire with marble hearth and surround, television point, under stairs storage, wood effect laminate flooring, door to kitchen and single glazed double doors to conservatory.

Conservatory

12'10 x 8'10 (3.91m x 2.69m)

UPVC double glazed surrounding windows, central heating radiator, polycarbonate roof, feature wall light and UPVC double glazed French doors to rear.

Kitchen

11'11 x 6'4 (3.63m x 1.93m)

Hardwood single glazed window, central heating radiator, range of panel wall and base units, marble effect surface, tiled splash back, composite one and a half sink and drainer with mixer tap, integrated electric oven with four ring gas hob, extractor hood, space for fridge freezer, plumbed for washing machine, wood effect laminate flooring and composite double glazed frosted door to rear.

First Floor

Landing

8'1 x 6'4 (2.46m x 1.93m)

Loft access, smoke alarm, storage cupboard, doors to three bedrooms and shower room.

Bedroom One

13'9 x 7'9 (4.19m x 2.36m)

UPVC double glazed window, central heating radiator and fitted wardrobe.

Bedroom Two

10'1 x 7'5 (3.07m x 2.26m)

UPVC double glazed window and central heating radiator.

Bedroom Three

6'7 x 6'7 (2.01m x 2.01m)

UPVC double glazed leaded window, and central heating radiator.

Shower Room

8'10 x 5'11 (2.69m x 1.80m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, double direct feed rainfall shower enclosure, tiled elevation, spotlights and tiled floor.

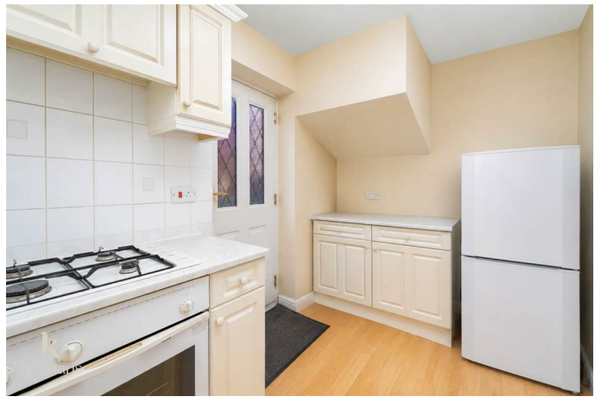
External

Rear

Enclosed laid to lawn garden with paving.

Front

Laid to lawn garden with off road parking.



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