

Bramley Road, Rochdale OL11 5QN

Asking Price £340,000

Council Tax Band D



ADAMSONS BARTON KENDAL are delighted to present for sale this beautifully maintained three bedroom semi-detached family home, ideally located on the highly desirable border of Norden and Bamford. The property enjoys convenient access to a wide range of local amenities as well as scenic countryside walks. Occupying a generous corner plot, the home boasts meticulously landscaped wraparound gardens, a detached single garage, and a private driveway

Head Office - 122 Yorkshire Street
ROCHDALE
Lancashire
OL16 1LA
Tel : (01706) 653214

Middleton Office – 13 Long Street
Middleton
M24 6TE
Tel : (0161) 643 0777

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).

Inside, the property welcomes you via a spacious L-shaped hallway with staircase access to the first floor. To the right, you'll find a bright and airy open-plan lounge and dining area with dual-aspect windows, while to the left, a second reception room with double patio doors offers flexible use—ideal as an additional living space or potential fourth bedroom.

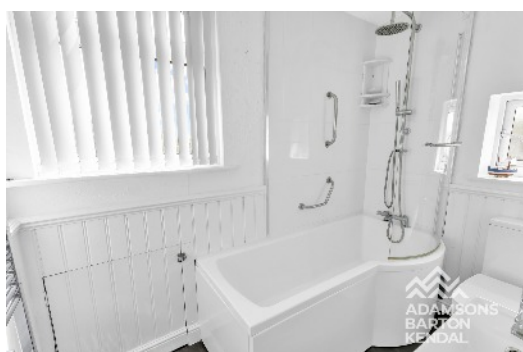
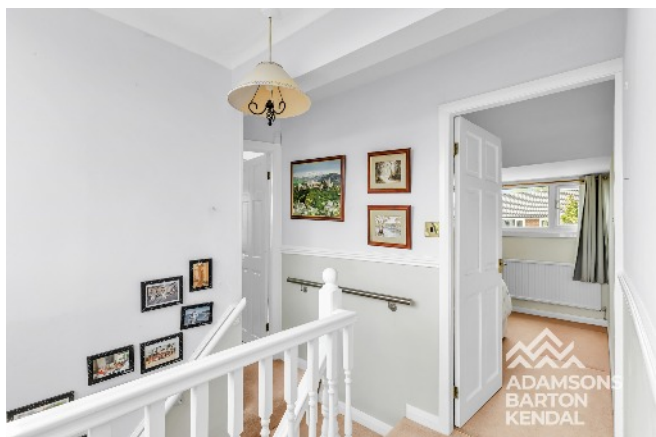
The ground floor further features a stylish walk-in shower room, a side porch, a modern, well-appointed kitchen, and a spacious conservatory with direct access to the rear garden.

Upstairs, the home offers two well-sized double bedrooms, a generous single bedroom, and a contemporary family bathroom. Ample eaves storage is available throughout the first floor, and the layout offers great potential for expansion with the addition of a rear dormer, as seen in similar nearby properties.

Lovingly cared for by the current owner, the property has undergone regular upkeep, including a recent full re-roof. Additional features include uPVC double glazing throughout and a gas central heating system.

Early viewing is strongly recommended to fully appreciate all that this exceptional family home in one of Rochdale's premier neighbourhoods has to offer.





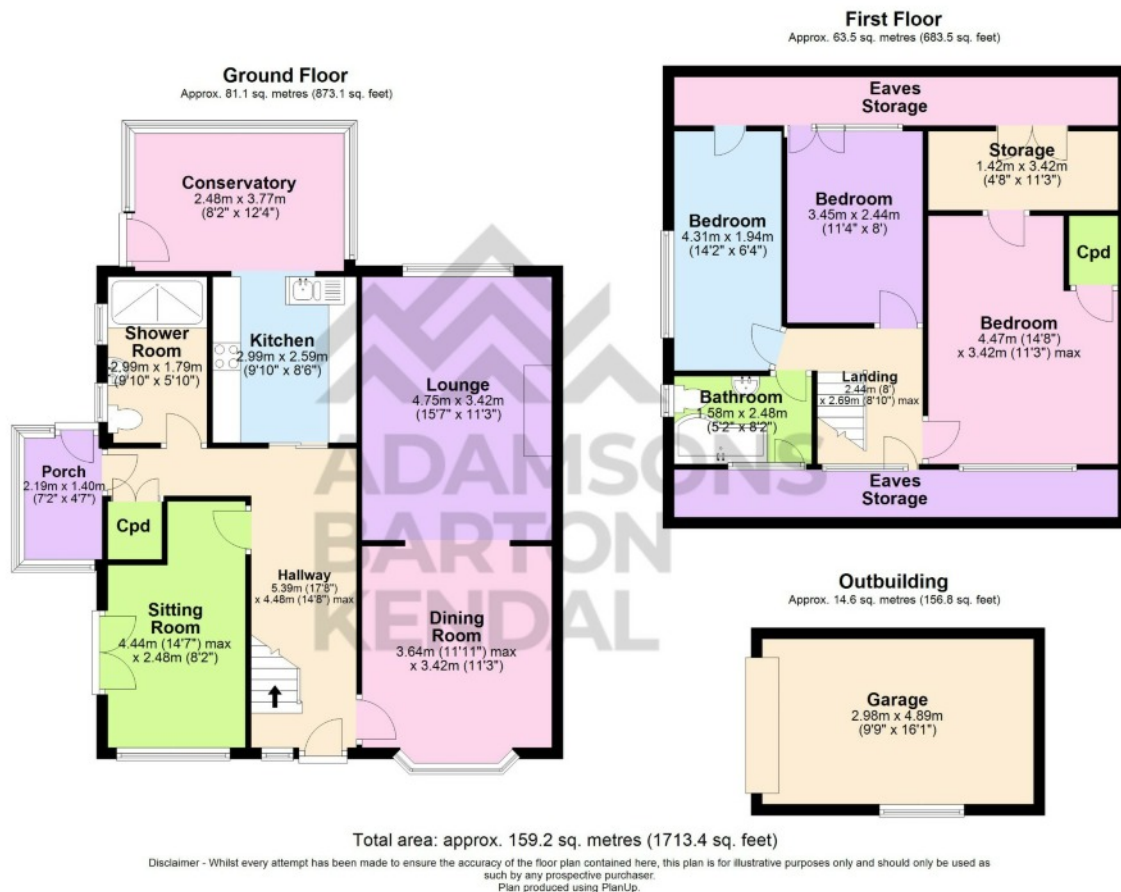
ADDITIONAL INFORMATION

Council Tax Band - D

Energy Performance Cert - C71

Tenure - Freehold

VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS ADAMSONS BARTON KENDAL



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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