

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**

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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.

Service Charge - The annual service charge is £4082.51 for the financial year ending 28th February 2026.

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

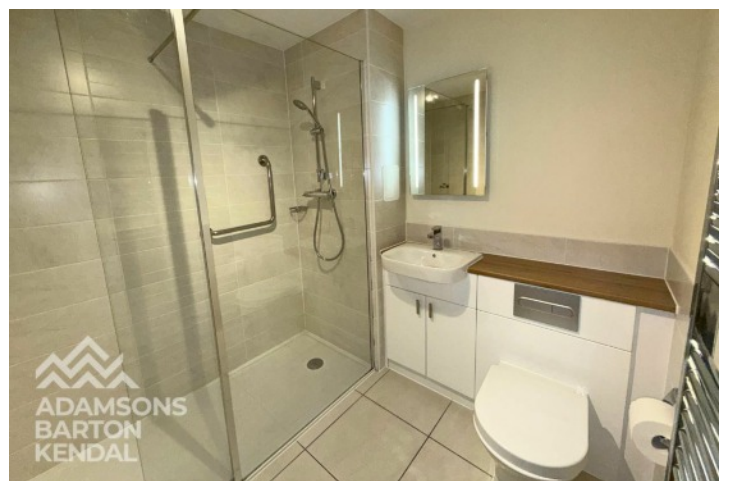
KITCHEN:- 2.4 x 2.2 metres - a compact fitted kitchen with a single drainer sink unit, range of modern wall and base units with a built in oven, 4 ring hob, integrated fridge, freezer and dishwasher.

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.

BEDROOM TWO

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of floors, walls, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers should 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.

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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