



**Plover Close
Bamford, Rochdale OL11 5PU
OFFERS IN THE REGION OF £350,000**

Adamsons Barton Kendal are delighted to introduce this beautifully presented three bedroom detached family home, occupying a tucked away and particularly private corner wrap- around plot at the head of a quiet cul de sac.

Situated within the highly sought after Bamford area , just off the popular Birdie estate, this impressive property enjoys an enviable location with a wealth of local amenities, excellent schools, transport links and beautiful open countryside all close at hand.

The property has been fully renovated throughout and is presented to an exceptional standard, offering a stylish and contemporary home with high quality fixtures and fittings throughout. Combining generous internal accommodation with excellent external space, this is an ideal home for families and those looking for a property that is ready to move straight into.

The accommodation briefly comprises an entrance hallway with downstairs WC, a spacious lounge flowing through to a separate dining area, and a modern fitted kitchen. To the first floor are three well proportioned double bedrooms and a stylish family bathroom.

Externally, the property is equally impressive. Positioned on a generous corner plot, there is a substantial block paved driveway - providing parking for up to 5 vehicles, together with a single garage. The gardens wrap around the property and feature extensive paved patio areas, providing excellent space for outdoor entertaining, seating and family use. Raised garden beds, enclosed by attractive stone walling provide established planting areas and add further character to the outdoor space.

The location is a major attraction, with Bamford Precinct Shopping Centre nearby providing a range of everyday amenities, while the surrounding area offers an abundance of open countryside and walking routes , together with a selection of popular pubs, restaurants and leisure facilities.

Families will particularly appreciate the proximity to a number of well regarded schools, including Bamford Academy, Whittaker Moss and Oulder Hill, while nearby bus routes provide convenient access to surrounding areas.

Further benefits include CCTV, a single garage, extensive off road parking and a private wrap - around plot.

This exceptional detached family home offers a fantastic combination of space, privacy , quality and location, making it an excellent choice for those seeking a superb family home in one of the area's most desirable residential locations.

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ACCOMMODATION

Living/ Diner Room - 7.32 x 3.71 metres

A bright and generously proportioned open plan lounge and dining area offering an excellent versatile space for both relaxing and entertaining. The rooms benefit from attractive laminate flooring and vertical blinds.

Kitchen - 2.96 x 2.67 metres

A stylish and contemporary fitted kitchen featuring a range of high gloss fitted wall and bass units, complemented by attractive marble effect worktops. The kitchen benefits from modern laminate flooring and integrated Bosch appliances, including a gas hob, extractor fan , oven and grill. A practical and well appointed space combining excellent storage with a modern finish.

WC - 1.64 x 1.7 metres

A modern and stylish downstairs WC finished with a distinctive monochrome pixel effect patterned vinyl floor. The room is fitted with a contemporary wash hand basin and low level WC, providing a practical and attractive addition to the home.

Hallway - 2.42 x 1.78 metres

A welcoming entrance hallway featuring laminate flooring, creating a bright , contemporary and stylish first impression.

Bedroom 1 - 3.28 x 3.75 metres

A well presented master bedroom with fitted carpet, a large white high gloss wardrobe with mirrored doors and a bespoke L shaped computer desk with integrated storage, Finished with stylish floating corner shelves and sleek modern handles.

Bedroom 2 - 3.39 x 2.97 metres

A well presented double bedroom featuring fitted carpets and a white high gloss triple wardrobe , complete with two mirrored doors and sleek silver handles, providing excellent storage.

Bedroom 3 - 2.45 x 2.59 metres

A versatile bedroom featuring fitted carpets, vertical blinds and a built in handle free chest of drawers above the bulkhead, providing useful additional storage.

Bathroom - 2.05 x 1.76 metres

A newly fitted modern three piece bathroom featuring a vanity sink unit with mirrored storage, WC and electric shower with dual shower heads. Finished with white and grey marble effect waterproof PVC shower panels and stylish speckled vinyl flooring.

Landing - 2.60 x 1.74 metres

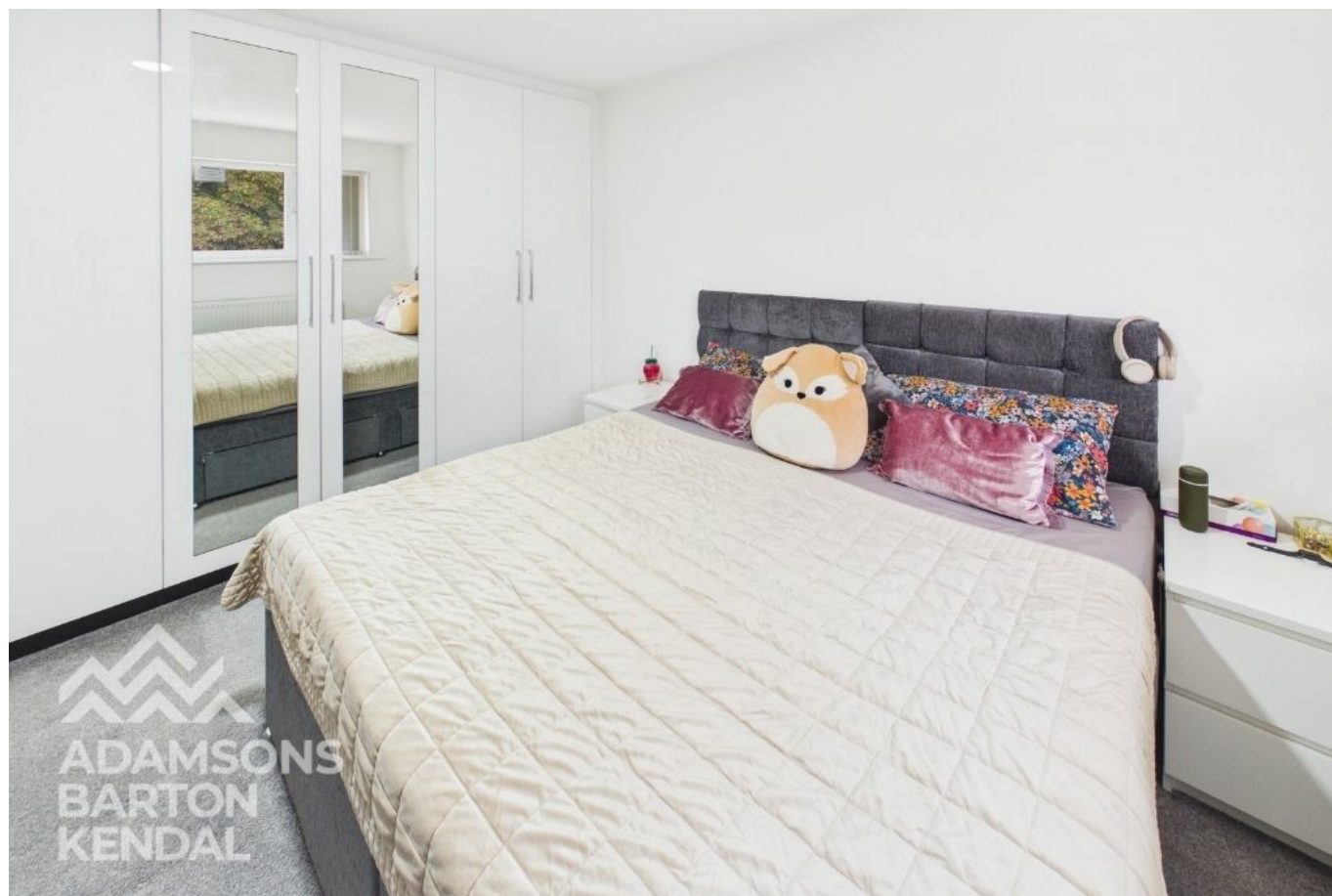
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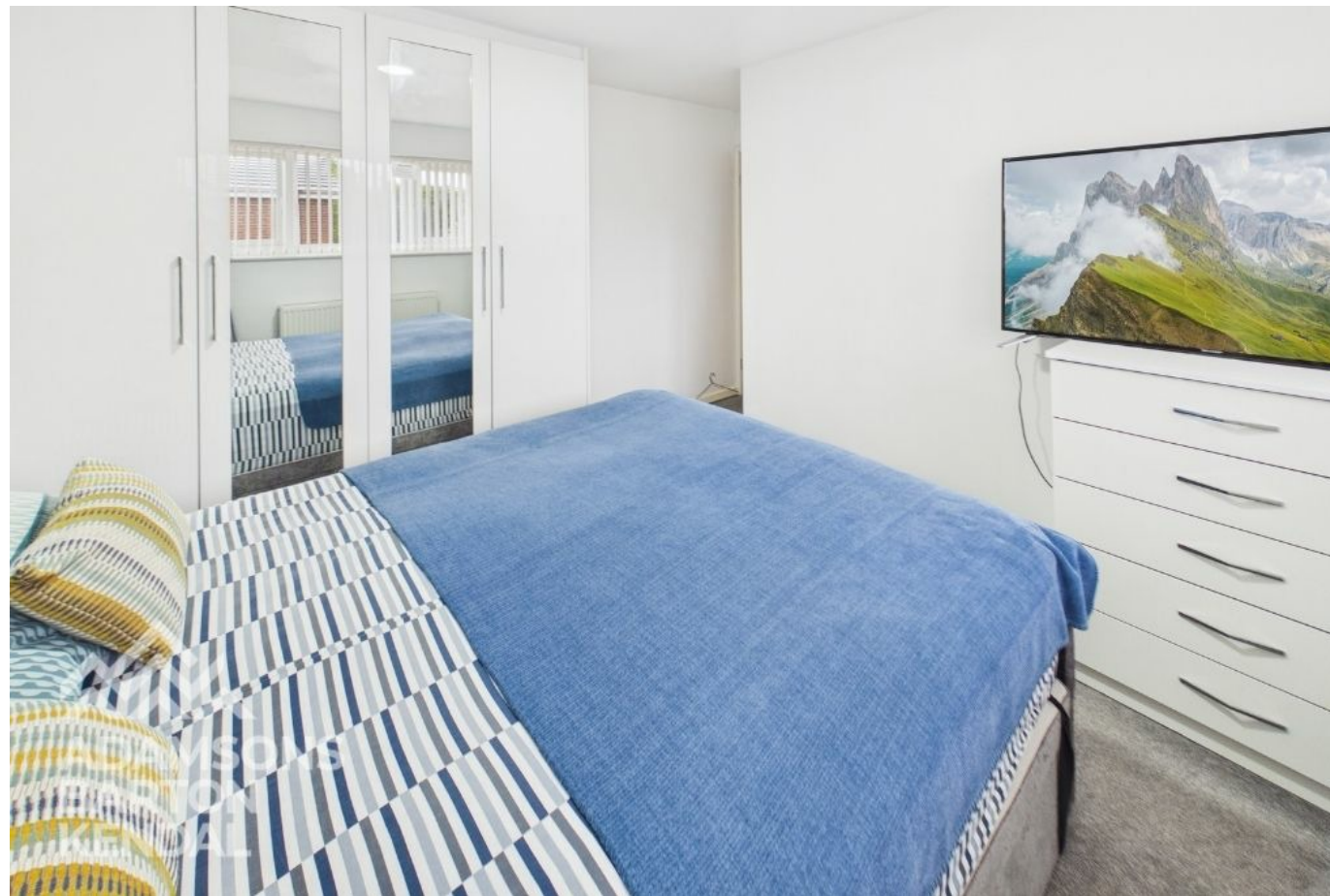
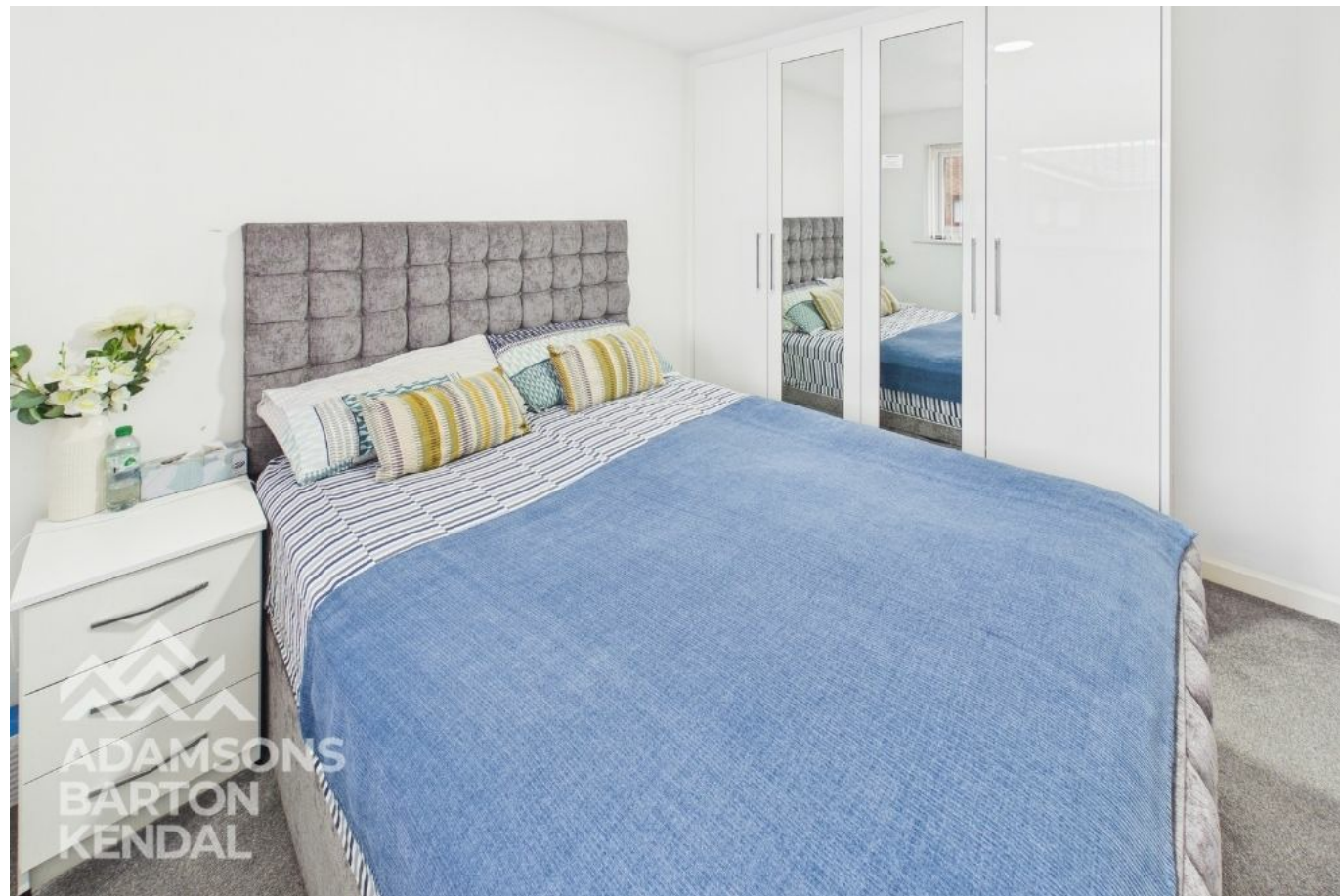
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Tenure - Leasehold

Council Tax Band - Band D

Energy Performance Cert - D



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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