







ADAMSONS BARTON KENDAL

Bury Road
Bamford, Rochdale OL11 4AY
OFFERS INVITED IN EXCESS OF £399,950

Adamsons Barton Kendal are delighted to market this traditional, stone built 3 bedroomed semi-detached house, situated in the heart of Bamford, on a wonderful corner plot with extensive gardens to front, side and rear and a rear driveway and single garage.

The property provides spacious family accommodation with an enclosed porch leading to the hallway, a wonderful main reception room, rear dining room, conservatory and fitted kitchen at ground floor level. There is a basement with a large cellar room and store, underneath the lounge and to the first floor, there are 3 bedrooms and a family bathroom.

The property oozes charm and character throughout, with many original features and benefits from a gas fired central heating system and double glazed windows.

As the property is situated on a large corner plot it may be suitable for a large side extension, subject to appropriate planning permission being obtained.

Viewing is strongly recommended to appreciate the potential and calibre of the accommodation on offer.

VACANT POSSESSION AVAILABLE / NO CHAIN





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Ground Floor

ENTRANCE PORCH

RECEPTION HALL
Decorative covings to the ceiling

LOUNGE - 5.5 x 4.7 metres (into bay)
A stunning main reception room with a feature marble fireplace and decorative covings to ceiling, large bay window

Rear DINING ROOM - 4.3 x 4.2 metres
French doors leading through to the conservatory, feature fireplace, access to basement

CONSERVATORY - 3.0 x 2.3 metres
Tiled floor, wonderful views over the rear garden



KITCHEN - 4.2 x 1.8 metres
Single drainer stainless steel sink unit, range of wall and base units with complementary work surfaces



Basement

CELLAR ROOM - 5.6 x 4.7 metres

STORE - 1.3 x 2.0 metres

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First Floor

LANDING
Roof light providing natural light, built in cupboard

MASTER BEDROOM - 4.7 x 4.2 metres
An extensive main bedroom, situated to the front of the property with decorative covings to ceiling, feature fireplace

BEDROOM TWO - 3.5 x 3.3 metres

BEDROOM THREE - 3.3 x 2.7 metres

Family BATHROOM - 3.0 x 1.8 metres
Panelled bath with shower attachment, low level wc, wash hand basin, airing cupboard



Externally

The property is set in wonderful gardens to both front and rear with well stocked borders and a vegetable patch. There is a rear driveway, leading to a timber garage.

Additional Information

Tenure - Assumed Leasehold
Council Tax Band - Band D
Energy Performance Cert - E47



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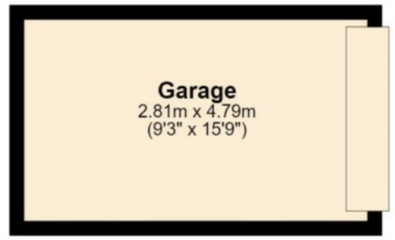
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Ground Floor
Approx. 73.3 sq. metres (789.2 sq. feet)

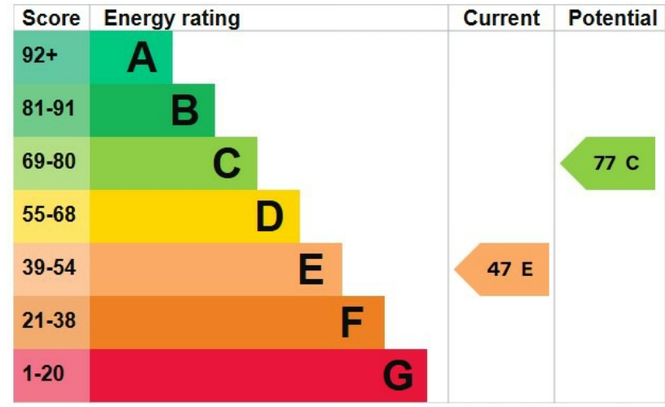


First Floor
Approx. 56.1 sq. metres (603.4 sq. feet)

Outbuilding
Approx. 13.5 sq. metres (144.9 sq. feet)







Total area: approx. 142.8 sq. metres (1537.5 sq. feet)

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.

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