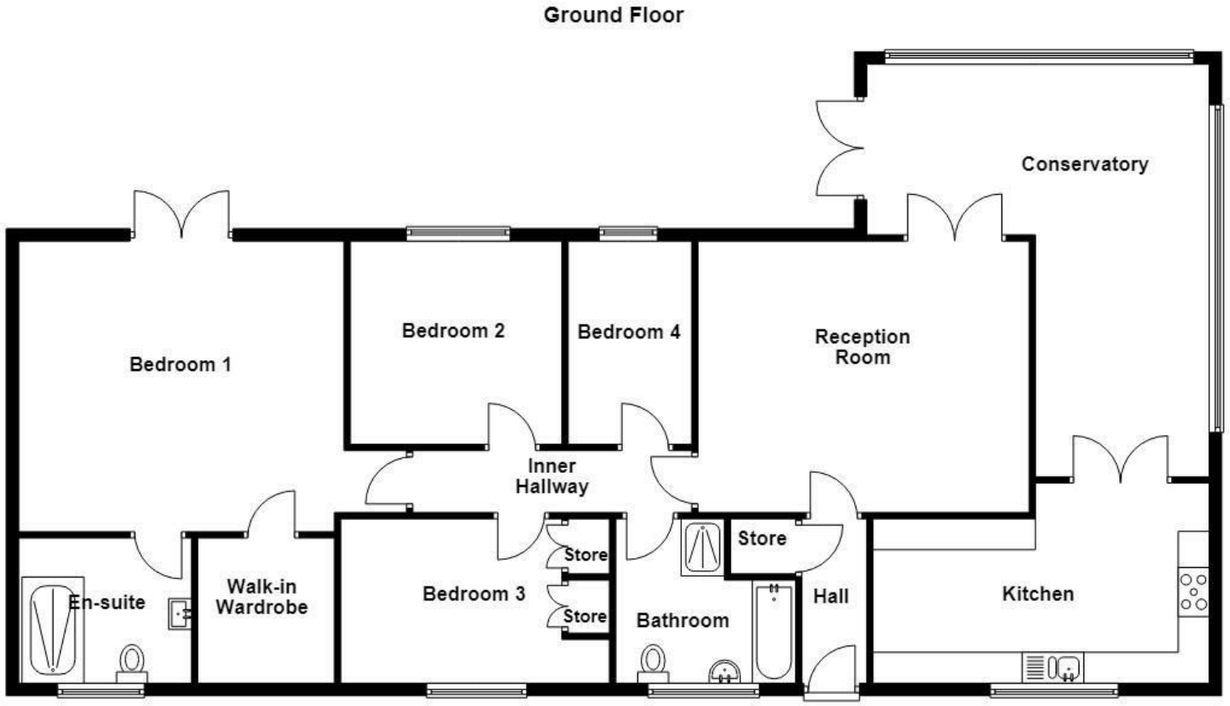
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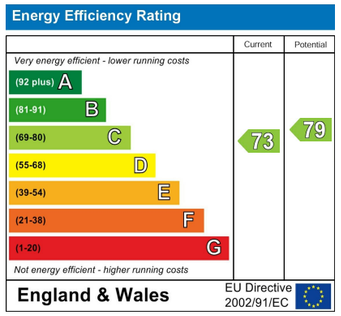












Hollin Lane, Bamford, OL11 5PW

£465,000

CHAIN FREE FOUR BEDROOM DETACHED BUNGALOW WITH OFF-ROAD PARKING

Nestled on the charming Hollin Lane in Bamford, this delightful detached bungalow offers a perfect blend of comfort and space, making it an ideal family home. With four generously sized bedrooms, there is ample room for family members or guests, ensuring everyone has their own private sanctuary.

The property boasts two inviting reception rooms, providing versatile spaces for relaxation and entertainment. Whether you wish to host gatherings with friends or enjoy quiet evenings with family, these rooms cater to all your needs. The layout is thoughtfully designed, allowing for a seamless flow between the living areas.

Additionally, the bungalow features two well-appointed bathrooms, enhancing convenience for busy households. This thoughtful inclusion ensures that morning routines run smoothly, accommodating the needs of a growing family. The property has also recently had a new boiler.

Set in a peaceful neighbourhood, this property offers a tranquil retreat while still being conveniently located near local amenities. The surrounding area is known for its friendly community and accessibility to schools, parks, and shops, making it an excellent choice for families and individuals alike.

In summary, this detached bungalow on Hollin Lane presents a wonderful opportunity for those seeking a spacious and comfortable home in Rochdale. With its four bedrooms, two reception rooms, and two bathrooms, it is well-equipped to meet the demands of modern living. Do not miss the chance to make this charming property your own.

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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Hollin Lane, Bamford, OL11 5PW

£465,000

4 2 2 C

- Four Bedroom Detached Bungalow
- Generous And Versatile Accommodation
- Off Road Parking
- Tenure - TBC
- Two Spacious Reception Rooms
- Ideal Family Home
- EPC Rating - C
- Two Well Appointed Bathrooms
- Popular Rochdale Location
- Council Tax Band - C

Ground Flloor

Entrance
Hardwood double glazed door to hall.

Hall
8'9 x 3'5 (2.67m x 1.04m)

Central heating radiator, loft access, storage cupboard, oak doors to reception room and kitchen.

Kitchen
17'10 x 10'7 (5.44m x 3.23m)

UPVC double glazed window, Velux window, central heating radiator, range of cream gloss wall and base units, solid wood surfaces, tiled splashbacks, stainless steel one and a half sink and drainer with mixer tap, four door Range cooker with six ring gas hob and extractor hood, space for fridge freezer, plumbing for washing machine and dish washer, spotlights, breakfast bar, tiled flooring, single glazed double doors to conservatory.

Conservatory
21'6 x 18'1 (6.55m x 5.51m)

UPVC double glazed surrounding windows, central heating radiator, polycarbonate roof, four feature wall lights, tiled flooring, single glazed double doors to reception room, UPVC double glazed frosted doors to rear.

Reception Room
17'7 x 14'5 (5.36m x 4.39m)

UPVC double glazed windows, central heating radiator, gas fire with hearth and surround, television point, oak door to hall.

Inner Hall
14'10 x 3'3 (4.52m x 0.99m)

Spotlights, smoke alarm, oak doors to four bedrooms and bathroom.

Bedroom One
14'9 x 20'3 (4.50m x 6.17m)

Central heating radiator, spotlights, television point, oak doors to en suite and walk in wardrobe, UPVC French doors to rear.

En Suite
9'2 x 7'8 (2.79m x 2.34m)

UPVC double glazed frosted window, chrome heated towel rail, three piece vanity top wall mounted wash basin with mixer tap, dual flush WC. direct feed double walk in shower, tiled elevations, spotlights, extractor fan, tiled flooring.

Walk In Wardrobe
7'8 x 7'3 (2.34m x 2.21m)

Fitted open wardrobes and shelving, loft access, spotlights.

Bedroom Two
11'3 x 10'8 (3.43m x 3.25m)

UPVC double glazed window, central heating radiator.

Bedroom Three
14'3 x 8'9 (4.34m x 2.67m)

UPVC double glazed window, central heating radiator, fitted wardrobes.

Bedroom Four
10'9 x 6'7 (3.28m x 2.01m)

UPVC double glazed frosted window, central heating radiator.

Bathroom
9'7 x 8'8 (2.92m x 2.64m)

UPVC double glazed frosted window, chrome heated towel rail, four piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, panelled bath with mixer tap and rinse head, direct feed rainfall shower enclosure with rinse head, tiled elevations, spotlights, tiled flooring.

External

Rear
Laid to lawn garden with paving and decking, bedding areas.

Front
Laid to lawn garden, off road parking, bedding areas.

















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