



Reylo

# The Brockworth, Bury Road, Bamford

Offers in Region of £1,195,000





## The Brockworth, Bury Road

Bamford, Rochdale

\*\*\* SUBSTANTIAL EXECUTIVE DETACHED / FIVE DOUBLE BEDROOMS / LOUNGE & DINING ROOM / STUDY / BREAKFAST KITCHEN WITH SEATING AREA / MASTER ENSUITE / UTILITY & GUEST WC / DRESSING ROOMS & WALK IN WARDROBE / LARGE REAR GARDEN / GATED ACCESS / DRIVEWAY PARKING / DOUBLE GARAGE / FURTHER DEVELOPMENT POTENTIAL / FAMILY HOME / VIEWINGS HIGHLY RECOMMENDED \*\*\*

Council Tax band: G

Tenure: Freehold

- Executive Detached Home
- Five Double Bedrooms
- Lounge, Dining Room & Study
- Utility Room & Guest WC
- Master En-Suite & Dressing Room
- Secure Gated Access
- Driveway Parking & Double Garage
- Large Rear Garden
- Further Development Potential
- Family Home



#### **Storm Porch**

4' 0" x 13' 3" (1.22m x 4.05m)

#### **Entrance Hall**

14' 6" x 12' 11" (4.43m x 3.94m)

Front facing entrance door and windows, staircase leading to the first floor.

#### **Lounge**

15' 9" x 19' 9" (4.79m x 6.02m)

Rear facing double glazed French doors giving access to the large private rear garden, rear & side facing double glazed windows, two radiators, wall lights, feature fire place with gas fire and marble surround & hearth.

#### **Dining Room**

14' 6" x 12' 6" (4.42m x 3.8m)

Two front facing double glazed windows, radiator, wall lights, dining area.

#### **Breakfast Kitchen**

17' 7" x 28' 9" (5.37m x 8.77m)

Rear facing double glazed windows and rear facing double glazed French doors giving access to the large private rear garden, two radiators, ceiling spot lights, fitted kitchen with a good selection of wall and base units, complementary work surfaces, splash back tiling, central island, Belfast sink, range cooker, extractor, dishwasher, integrated microwave, space for an American style fridge freezer, built in storage, seating area, wood floor.

#### **Utility Room**

5' 2" x 7' 10" (1.58m x 2.38m)

Fitted utility with a selection of wall and base units, complimentary work tops, sink & drainer, ceiling spot lights, internal access to the double garage.

#### **Double Garage**

18' 8" x 20' 1" (5.69m x 6.13m)

Two front facing electric garage doors, lights & power, wall mounted central heating boilers.





### Study / Office

6' 11" x 12' 5" (2.1m x 3.79m)

Two front facing double glazed windows, radiator, ceiling spot lights, ideal home office or study.

### Guest WC

5' 1" x 4' 3" (1.56m x 1.29m)

Two piece suite in white comprising WC and vanity hand basin with storage, radiator, tiled walls and floor.

### First Floor Landing

Built in storage cupboard, ceiling spot lights, staircase leading to the second floor.

### Master Bedroom

15' 5" x 36' 4" (4.7m x 11.07m)

Front facing double glazed windows plus front facing double glazed feature window, two radiators, dressing & seating areas, access to the ensuite, staircase leading up to the dressing room/walk in wardrobe.

### Dressing Room

15' 1" x 13' 10" (4.6m x 4.22m)

Rear facing double glazed window, accessed via a fixed staircase in the master bedroom this space makes an excellent dressing room / walk in wardrobe or home office.

### En-Suite

6' 4" x 7' 5" (1.94m x 2.27m)

Side facing double glazed frosted window, radiator, three piece suite in white comprising WC, vanity hand basin with storage and large walk in shower, tiled wall and floor.

### Bedroom Two

15' 8" x 20' 10" (4.78m x 6.36m)

Two rear facing double glazed windows, radiator, double room, fitted wardrobes and vanity desk.





**Bedroom Three**

18' 1" x 12' 6" (5.52m x 3.82m)

Two front facing double glazed windows, radiator, double room, double doors through to a dressing room / walk in wardrobe.

**Walk In Wardrobe**

12' 8" x 6' 9" (3.85m x 2.06m)

Rear facing double glazed window, dressing room / walk in wardrobe.

**Bedroom Four**

12' 4" x 12' 6" (3.75m x 3.82m)

Two rear facing double glazed windows, radiator, double room.

**Family Bathroom**

8' 5" x 14' 10" (2.57m x 4.52m)

Two rear facing double glazed frosted windows, radiator, ceiling spot lights, four piece suite in white comprising WC, pedestal sink, tiled jacuzzi bath with shower attachment and large walk in shower, built in storage cupboard, part tiled walls and tiled floor.

**Second Floor**

**Bedroom Five**

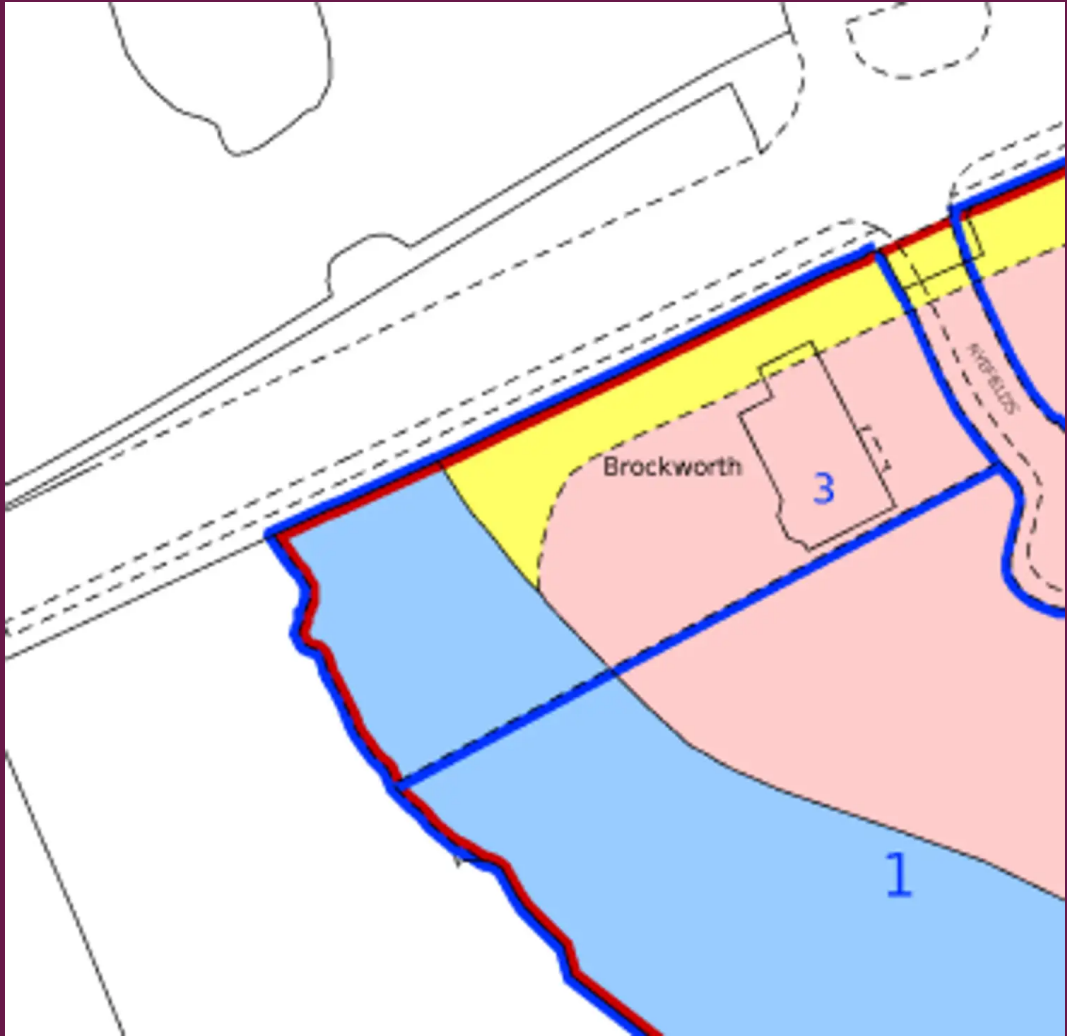
7' 12" x 19' 2" (2.43m x 5.84m)

Two rear facing double glazed windows, radiator, ceiling spot lights, double bedroom, seating area, built in storage, loft hatch.

**Revilo Insight**

Tenure: Freehold / Title No: GM869815 / Class Of Title: Absolute / Tax Band: G / Parking: Secure Gated Access , Driveway Parking & Double Garage.







## Revilo Homes & Mortgages- Rochdale

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