



15 Bamford Way

Bamford Rochdale OL11 5NA

ADAMSONS

15 Bamford Way

Bamford Rochdale

£599,950

- Exceptional detached house
- Extensively modernised
- Large mature gardens
- 3 - 4 reception rooms/areas
- 4 good sized bedrooms
- 3 bath/shower rooms

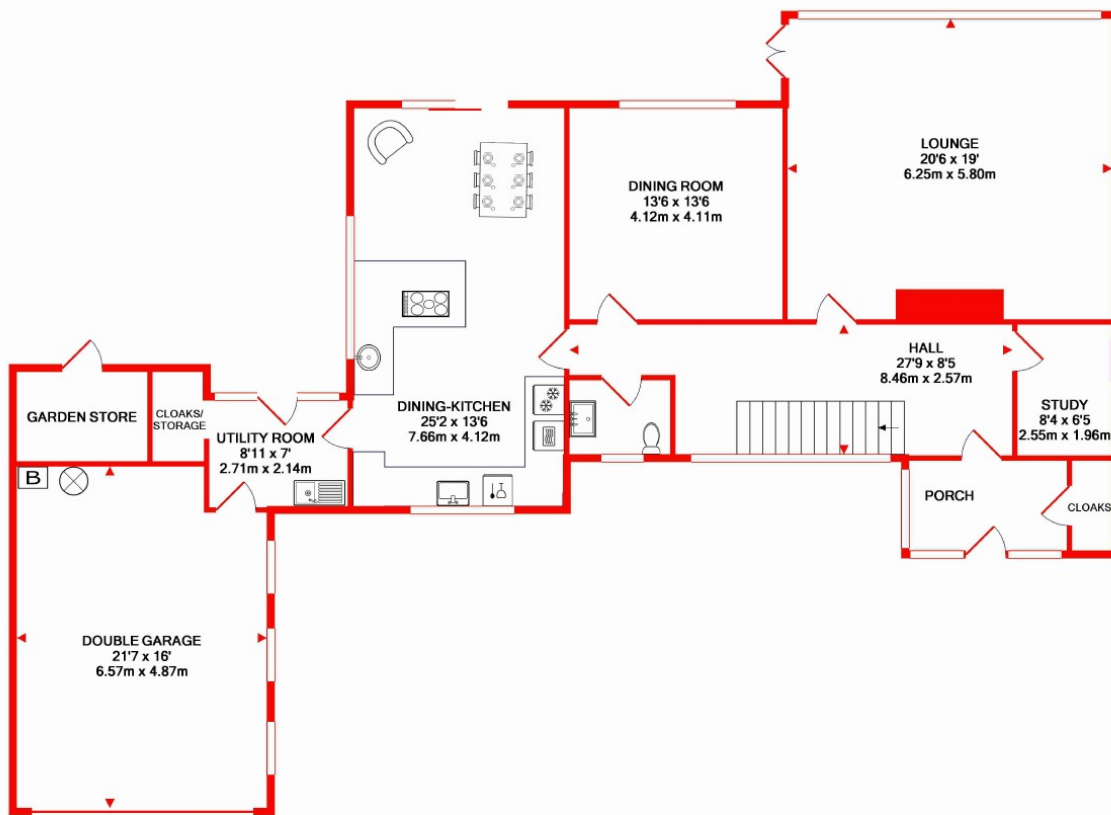
An exceptional detached character residence built in the 1950's and having undergone extensive refurbishment in recent years. The property enjoys a large plot of just under 0.5 of an acre and previously had the benefit of outline planning permission for one detached dwelling to the rear (permission now lapsed). The house offers spacious accommodation throughout and quality fittings. Viewing is absolutely essential to fully appreciate the beautiful interior, character and gardens. Conveniently placed within a very short walk of Bamford Primary school, shops and restaurants. Secondary school, buses to Bury, Manchester and Rochdale are also within easy reach.

The accommodation comprises, on the ground floor: Porch with attractive tiling to floor, original feature mosaic wall tiling and cloaks cupboard; Hall with large windows to front, open plan staircase and oak flooring; Cloakroom with modern WC and washbasin; Lounge enjoying superb aspect over the rear garden through large windows plus double French doors to patio; Dining Room with views over garden and oak flooring continuing from hall; Study with oak flooring; beautifully fitted Dining - Kitchen with windows to front and rear enjoying superb aspects, sliding patio door to rear, underfloor heating to tiled floor, modern fitted French kitchen units with integral Neff double electric oven, 5 ring gas hob and extractor hood, granite worktops incorporating 2 sink units, integral fridge, freezer and dishwasher; Utility Room with sink unit, plumbing for washing machine, space for additional appliances, cloaks/storage area and access to garage. To the 1st floor: landing with large trap door to spacious loft and picture windows to front; very spacious Master Bedroom with access to balcony and superb views over garden; beautifully fitted modern En Suite comprising large glazed shower cubicle with plumbed shower, WC and washbasin; Bedrooms 2 and 3 are both double bedrooms with views over the garden and with access to the balcony; Bedroom 4 is a good sized single bedroom to the front with a built-in storage cupboard; attractive modern Bathroom comprising bath with hand-held shower attachment, WC and washbasin; separate modern shower room comprising shower cubicle with electric shower, WC and washbasin. There is an attached, larger than average double garage with remote controlled door, double glazed windows, central heating boiler, hot water cylinder and with access to the house. The "in and out" drive offers ample parking and there are beautiful well-stocked gardens, the rear being private and south facing.

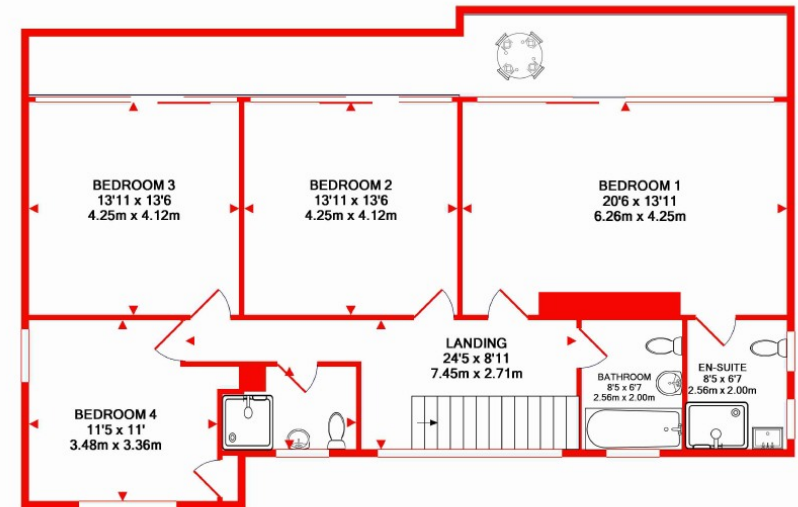
POTENTIAL BUILDING PLOT: The property previously had the benefit of outline planning permission for one dwelling to the rearmost part of the garden with access via the right hand side of the garden. Planning permission was granted on 30th April 2010 (renewed from the permission granted in 2007) and has now lapsed. The plot size is approx 0.18 of an acre which includes the drive leading to the plot.

Built in the 1950's; Freehold; Council Tax Band G; Total site area approx 0.43 acre (includes potential building plot of 0.18 acre); Double glazed (mixed uPVC and wood framed); Gas central heating (new boiler since EPC produced, therefore rating would be higher than stated).





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, 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 such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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