



168

Wheelbarrow Cottage

Norden Road

Bamford Rochdale OL11 5PT

£169,950

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## Wheelbarrow Cottage

**168** Norden Road  
Bamford Rochdale

£169,950

- Delightful 3 bed cottage
- Double fronted in stone
- Drive for 2 cars
- 2 reception rooms
- Spacious throughout
- Very well presented



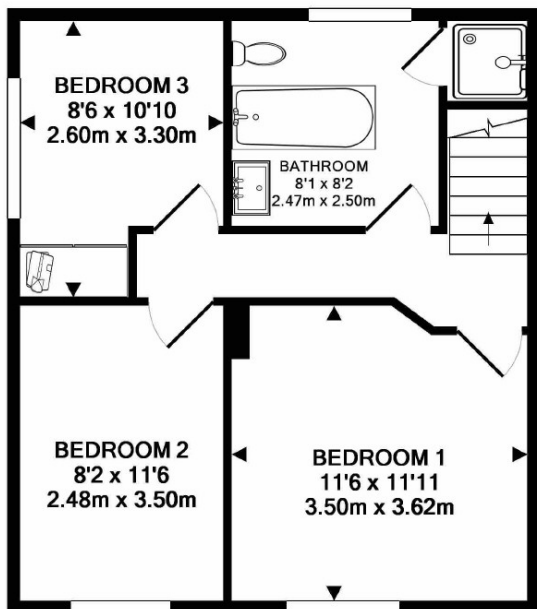


An extremely well presented 3 bedroom stone built cottage with 2 reception rooms and drive. Dating back to the mid 1800's with more recent extension, the property is the end one of just 3 in a pleasant location opposite Spring Bank Lane and offers spacious accommodation throughout. Conveniently located within a short walk of Bamford Precinct with restaurants, Tesco Express and Bamford Academy Primary School plus additional popular schools nearby. Viewing is essential to fully appreciate this attractive cottage and location.

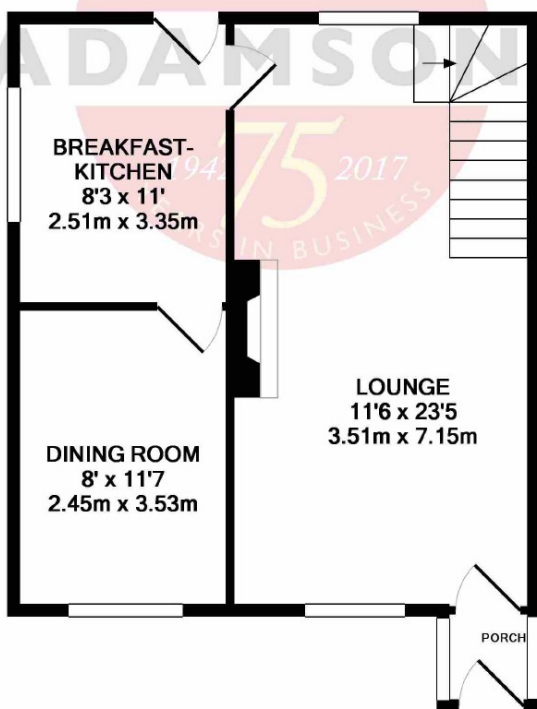
The accommodation comprises: porch with uPVC double glazing and substantial modern doors; spacious "through" lounge with windows at front and rear, mahogany and marble fireplace with coal effect living flame gas fire, decorative coved ceiling with 2 light roses, picture rails and dado rails, open plan mahogany spindled staircase; dining room with window to front and access from kitchen, decorative coved ceiling and picture rails; breakfast-kitchen with light oak style fitted units, integral electric oven, gas hob, integral freezer, housing for fridge and washing machine, breakfast bar, tiled worktops, part tiled walls and substantial modern back door; 3 good sized bedrooms with built-in wardrobes to bedroom 3; spacious 4 piece bathroom in white with brass fittings comprising bath, tiled shower cubicle, WC and washbasin, good sized cupboard and half tiled walls. Externally, there is a small forecourt, cobbled drive to side for 2 cars and a pleasant courtyard to the rear.

The property is understood to be freehold and dates back to mid-1800s; Council Tax Band B; Gas central heating with combi-condensing boiler; uPVC double glazed.





1ST FLOOR



GROUND 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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