



16

Swift Road
Bamford Rochdale OL11 5RF

£279,950

www.adamsons-estates.co.uk



16 Swift Road

Bamford Rochdale

£279,950

- 3 bed detached
- Built as 4 beds
- 2 reception + conservatory
- 3 beds; Master En Suite
- Dressing room; attic room
- Double garage



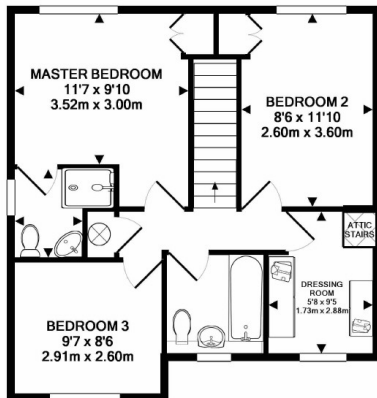


Situated at the end of a small private drive leading to just 3 houses and lying adjacent to an open green, a rare opportunity to acquire in this position a very well presented 3 bedroom detached house with 2 reception rooms, conservatory, cloakroom, 3 bedrooms, dressing room, attic room and double garage. Originally built as a small 4 bedroom house in 1987, the smallest bedroom now has fitted wardrobes and space-saving steps to the attic room. Conveniently located within a short walk of Bamford Precinct with shops and restaurants, Bamford Academy primary school, golf course and beautiful walks.

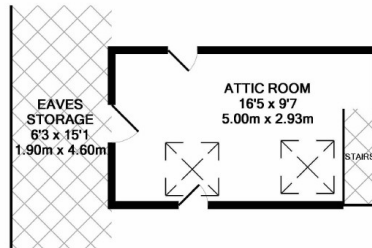
The property comprises: porch with storage/cloaks area and cupboard; hall; cloakroom with whisper pink WC and washbasin plus cloaks cupboard; spacious lounge with marble hearth and plinth, open coal effect living flame gas fire, fitted display wall furniture and French doors to the uPVC double glazed conservatory which enjoys a fabulous aspect over the garden; dining room with open plan staircase, sliding patio door to garden and part open plan to the kitchen which has cream Shaker style units, integral electric double oven, gas hob, extractor hood, fridge and freezer plus housing for washer and space for dishwasher; the master bedroom has a built-in double wardrobe and en suite in white comprising plumbed-in shower above, WC, washbasin and vanity unit; dressing room with fitted wardrobes and space-saving "paddle steps" leading to the attic room with restricted headroom and 2 Velux skylights plus access to eaves storage. Externally, there is a block-paved drive and double garage with remote controlled door, manageable sized attractively landscaped garden, flagged with borders and feature fish pond.

Understood to be freehold and built in 1987; Council Tax Band D; Gas central heating (condensing-combi boiler); uPVC double glazed (Velux skylights wood framed); Security window shutters to side & rear.

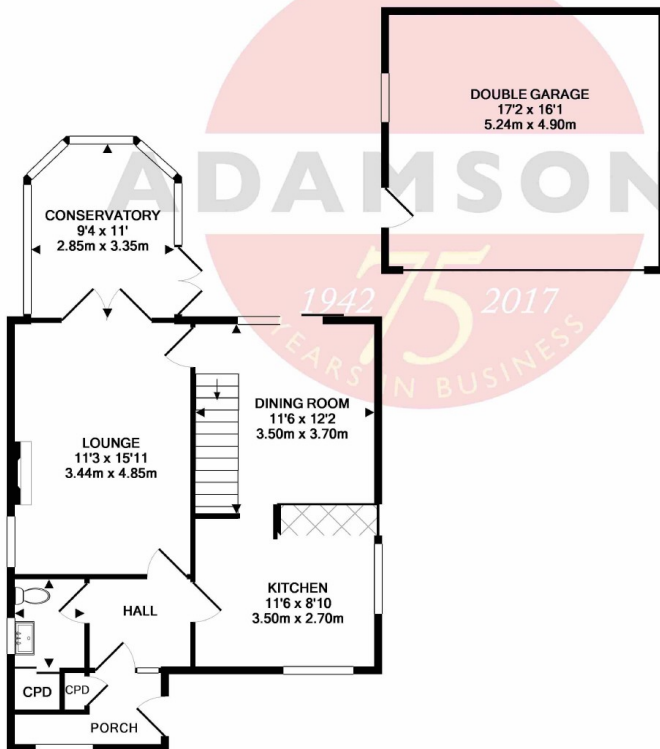




1ST FLOOR



ATTIC ROOM



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.
Made with Metropix ©2017



A family run business since 1942

109 Yorkshire Street Rochdale OL16 1YJ

T: 01706 522424

E: sales@adamsons-estates.co.uk

Viewing by appointment via agent on 01706 522424

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the

