



16

Swift Road
Bamford Rochdale OL11 5RF

£285,000

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Bamford Rochdale

£285,000

- 3-4 bed detached
- Built as 4 beds
- 2 reception + conservatory
- 3 beds; en suite
- Dressing room; attic room
- Double garage



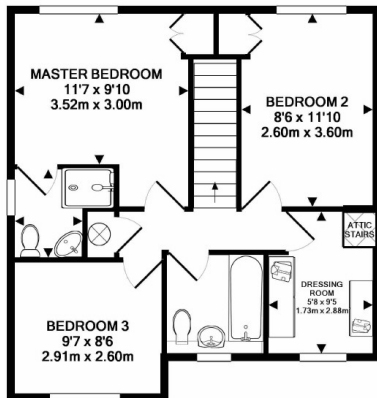


Situated at the end of a small private drive leading to just 3 houses and lying adjacent to an open green, a rare opportunity to acquire in this position a very well presented 3-4 bedroom detached house with 2 reception rooms, conservatory, cloakroom, 3 bedrooms, dressing room, attic room and double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

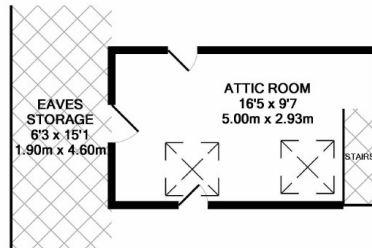
The property comprises: porch with storage/cloaks area and cupboard; hall; cloakroom with whisper pink WC and washbasin plus cloaks cupboard; spacious lounge with marble hearth and plinth, open coal effect living flame gas fire, fitted display wall furniture and French doors to the uPVC double glazed 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, WC and washbasin; 2 further bedrooms, one with built-in double wardrobe; bathroom with white suite comprising bath with plumbed shower above, WC, washbasin and vanity unit; 4th bedroom, currently used as a dressing room with fitted wardrobes and space-saving "paddle steps" leading to the attic room which is used as an occasional twin bedroom with 2 Velux skylights and access to eaves storage with good headroom. 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.

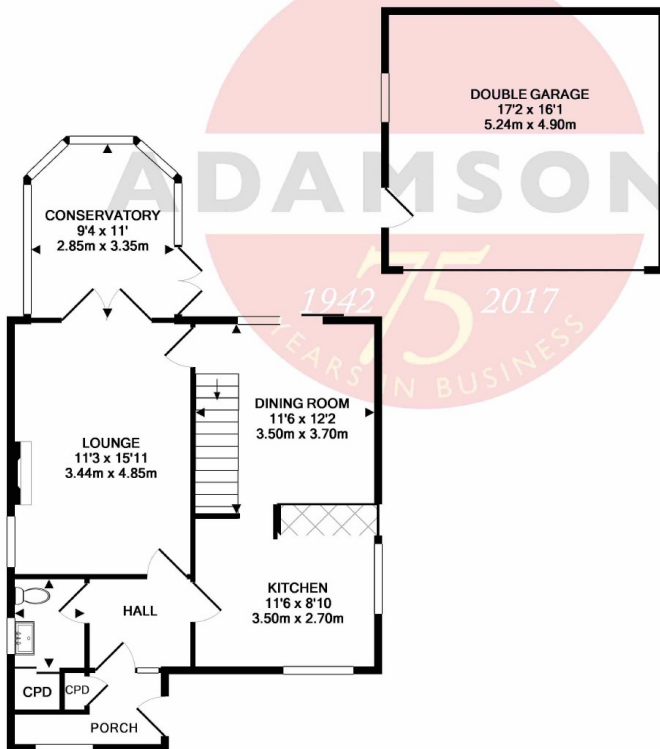




1ST FLOOR



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.
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