



Norwood War Office Road

Bamford Rochdale OL11 5HX

**ADAMSONS**



# Norwood War Office Road

Bamford Rochdale

£365,000

- Victorian detached house
- Imposing corner plot
- 3 reception rooms
- 4 bedrooms; en suite
- Double garage
- Private gardens

An imposing Victorian detached house offering spacious family accommodation with character and much privacy. Including 3 reception rooms and 4 bedrooms this delightful property enjoys a slightly elevated position off War Office Road with double garage and gardens to 3 sides. Conveniently located within a short walk of both Bamford Academy and St Michaels primary schools, beautiful countryside, shops and restaurants, with buses to Manchester, Bury and Rochdale very close by.

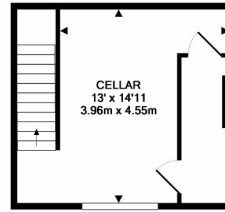
The accommodation comprises: main entrance hall to original front door and staircase to first floor; lounge with open coal effect living flame gas fire; dining room with serving hatch to kitchen; sitting room with doors to rear hall, lounge and kitchen; breakfast-kitchen with fitted units, integral oven, hob, fridge and dishwasher plus breakfast table; rear hall with door to War Office Road elevation, WC and separate washbasin; utility room with fitted units and ample space for appliances; workshop situated off utility room; cellar comprising one room extending to part of house with window, central heating boiler and storage area; bedroom 1 with fitted furniture and 2 piece en suite in pink comprising tiled shower cubicle with electric shower and washbasin; bedroom 2 with fitted furniture; bedroom 3 and good sized 4th bedroom with built-in furniture; large family bathroom with modern white suite comprising bath, twin washbasins, shower cubicle with plumbed-in shower and fitted furniture; separate WC adjacent. Externally, there is a double width block-paved drive; brick built double garage with remote controlled door; lawns and large patio area.

Built 1890's & extended in approx. 1913; Freehold; Council tax Band F; Gas central heating (regular boiler with hot water cylinder); uPVC double glazed.

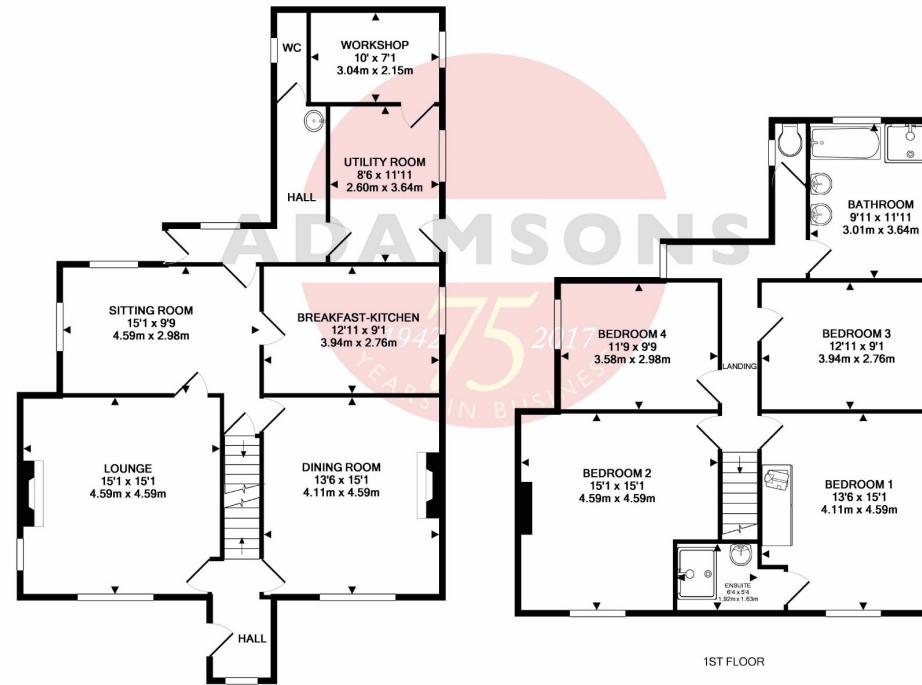








CELLAR



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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### Viewing by appointment via agent on 01706 522424

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