



5

Edgemoor Drive

Bamford Rochdale OL11 4BG

£299,950

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- Detached chalet style
- Fantastic potential
- Superb views
- Backing onto valley
- Good sized plot
- 3 beds (1 ground floor)



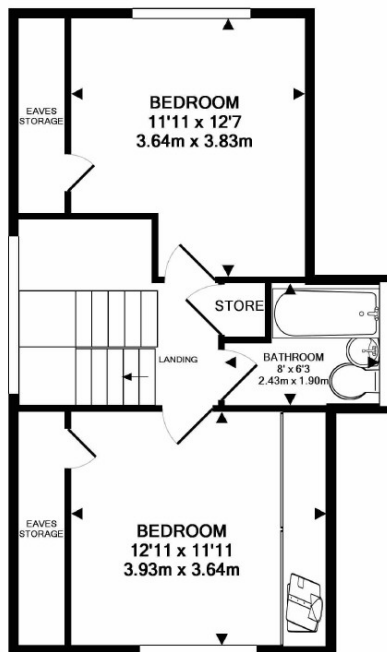


Enjoying exceptional views and occupying a good sized plot, a 3 bedroom detached chalet style property with EXCELLENT POTENTIAL TO EXTEND AND MODERNISE. Examples of the great potential can be seen with neighbouring properties. The existing accommodation on 2 levels includes 1 ground floor bedroom and 2 first floor bedrooms. Situated on a small and highly sought after cul-de-sac off Tyrone Drive, which in turn is off Wood Top Avenue. Conveniently placed within a short walk of Bury Road with bus stops, shops and restaurants nearby.

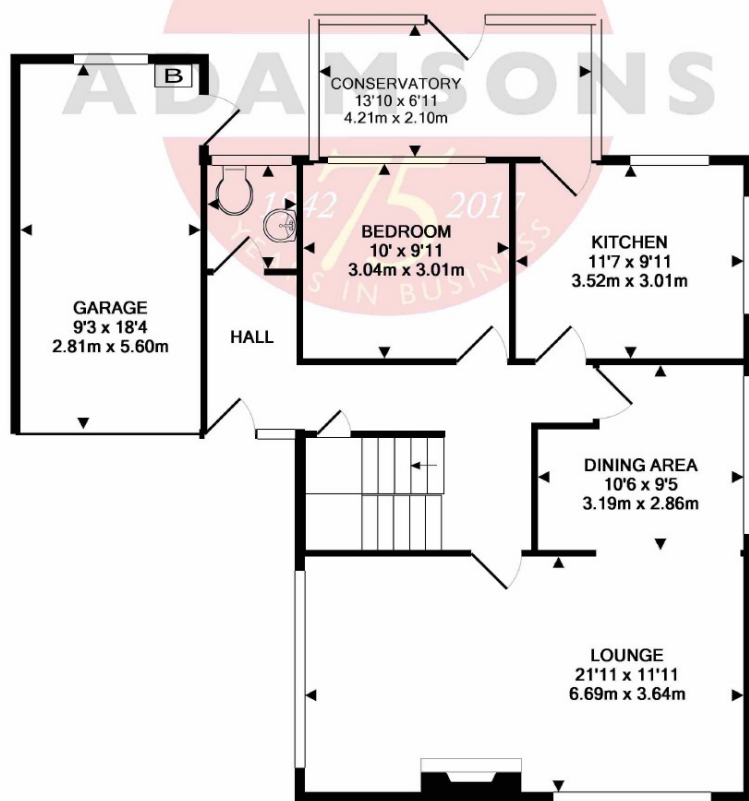
The property comprises, on the GROUND FLOOR: HALL with open plan and open tread staircase with cupboard below; CLOAKROOM with WC and washbasin in white with fitted cupboards and space for washer-dryer; spacious LOUNGE with slate fireplace and open coal effect living flame gas fire plus windows to front and side; open plan DINING ROOM with window to side and separate door to hall; KITCHEN with modern fitted beech style units, integral electric double oven, ceramic hob and plumbed for dishwasher; uPVC double glazed lean-to style CONSERVATORY with radiator and enjoying superb views over garden and beyond; BEDROOM 3 which is a good sized single bedroom. To the FIRST FLOOR: LANDING with large cupboard and trap door to loft; BEDROOM 1 with exceptional views to the rear and with access to eaves storage; BEDROOM 2 with built-in wardrobes and access to eaves storage; BATHROOM with pale blue suite, plumbed shower over the bath and fully tiled walls. Attached is a SINGLE GARAGE with central heating boiler and door to rear garden. There are good sized lawned gardens to front and rear with woodland valley beyond and far reaching views.

Built 1960's, Long leasehold; Ground rent £15.00 pa; Council Tax Band E; Gas central heating (condensing combi-boiler); 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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