



7 Fieldhead Avenue

Bamford Rochdale OL11 5JU

£249,950

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Bamford Rochdale

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- Beautifully presented pre-war semi
- Open plan Lounge-Dining-Kitchen
- 2 double + 1 single beds
- Superb bath/wet room
- South-west garden
- GARAGE



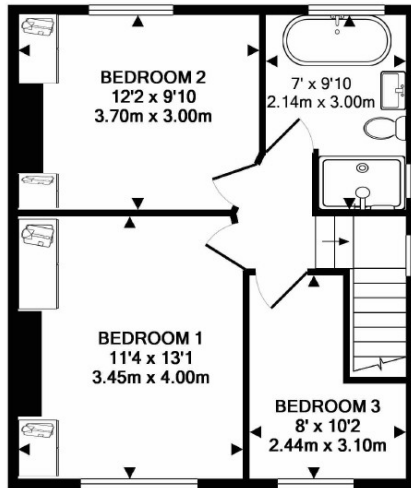


An exceptionally well presented 3 bedroom pre-war semi-detached house enjoying a south-westerly back garden, garage and shared drive. Beautifully modernised, this character property must be viewed to fully appreciate. Situated in a very convenient location for primary and secondary schools, shops, restaurants and motorway access. Superb walks can be enjoyed around the nearby golf course and beautiful countryside beyond.

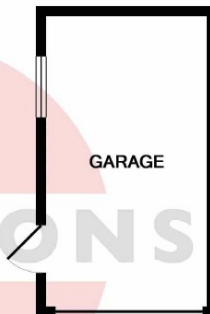
The accommodation comprises: HALL with shoe cupboard, under-stairs storage and glass balustrade; LOUNGE with plantation shutters to bay window and recess with wiring for wall-mounted TV and soundbar; DINING ROOM which is open plan to the lounge and has a feature Victorian style cast iron arched fireplace for open fire plus double French doors to patio; attractive open plan KITCHEN with white High Gloss fitted units, integral electric oven, induction hob, extractor hood, fridge, freezer and solid wood worktops; BEDROOM 1 to front with sliding wardrobe doors to one wall concealing mounting for TV; BEDROOM 2 to rear with built-in wardrobes; BEDROOM 3 to front; beautiful modern BATH/WET ROOM with fully tiled walls and floor, under-floor heating, concealed ceiling lighting, open shower area with plumbed-in shower, feature bath, WC, washbasin and ladder towel rail; boarded LOFT with ladders to trap door on landing. There is a brick built single GARAGE with power and light access via a shared drive with next door.

The property is understood to be freehold; Council Tax Band D; Gas central heating (combi-condensing boiler); Double glazed.

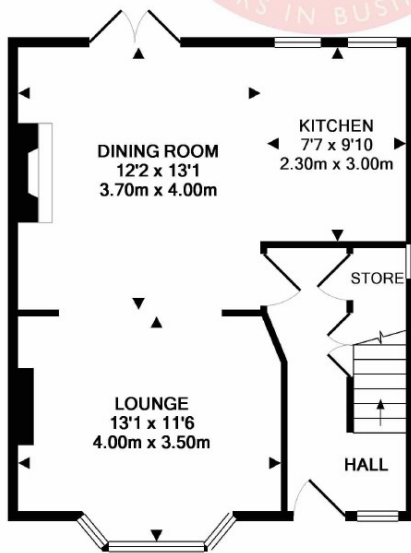




1ST FLOOR



GARAGE



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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