



29

Bamford Mews

Bamford Rochdale OL11 5NX

£229,950

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- 2 storey end townhouse
- 1 large reception; dining-kitchen
- 2 en suite double beds
- Garden & garage adjacent
- Superb views over fields
- Gated mews complex



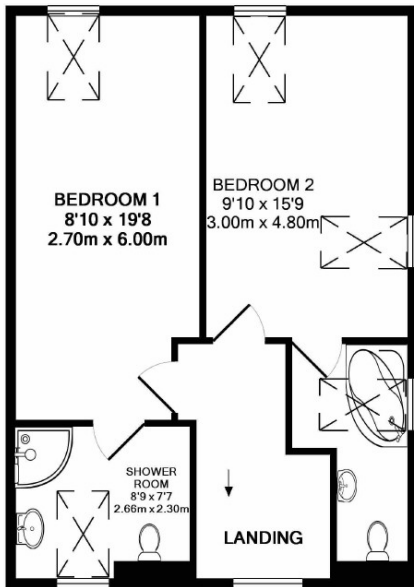


A very well presented and spacious 2 storey end townhouse on the edge of this mews development with garden, adjacent garage and drive. The property backs onto a field owned by Bamford Mews and there are superb views beyond to the playing fields behind Norford Way. Offering spacious accommodation on 2 levels with 1 large reception room, dining-kitchen, ground floor WC and 2 en suite double bedrooms. Situated to the right hand side of this much sought after gated development, a 2 minute walk to bus stops, Bamford Precinct with Tesco Express, restaurants etc. and Bamford Primary School. Beautiful countryside is on the doorstep with direct access to Ashworth Valley.

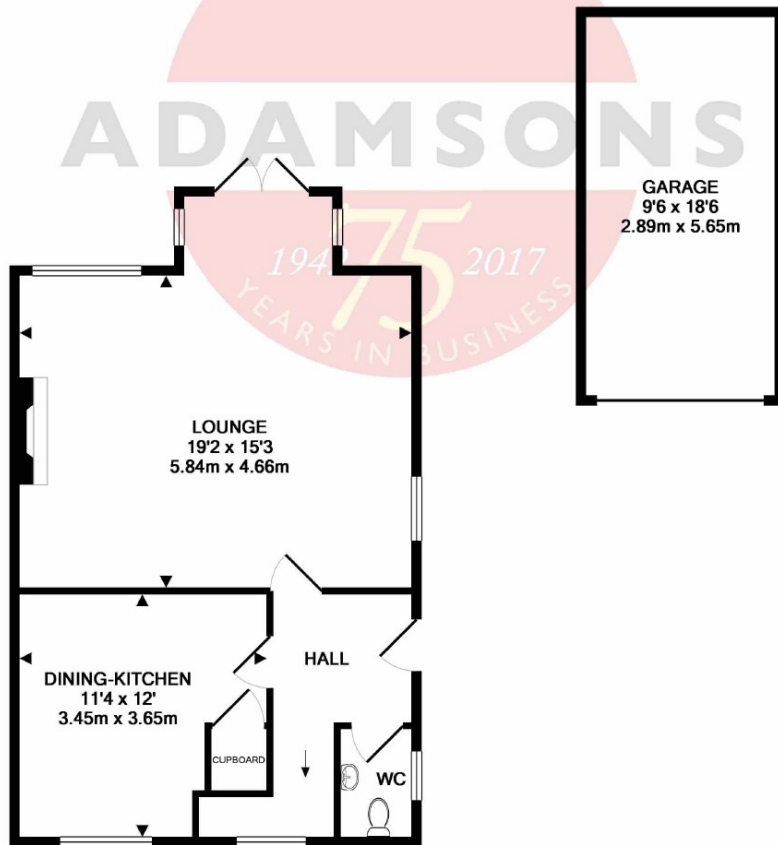
The accommodation comprises: HALL with staircase to first floor (suitable for stairlift); CLOAKROOM with WC and washbasin in white; extremely spacious LOUNGE-DINER with bay window having double French doors and superb view over garden and fields beyond, stone effect fireplace and electric fire; DINING-KITCHEN with modern cashmere coloured High Gloss fitted wall units, integral Neff appliances comprising double electric oven, 4-ring gas hob, dishwasher and washing machine, there is also an integral fridge and freezer, a built-in cupboard suitable for dryer and there are part tiled walls and tiled floor. To the FIRST FLOOR: BEDROOM 1 with range of modern fitted furniture, superb view to rear with Velux combined window and skylight; EN SUITE in white comprising shower cubicle with plumbed shower, WC and washbasin, part tiled walls, tiled floor, ladder towel radiator and Velux skylight; BEDROOM 2 with Velux windows/skylights to two sides; EN SUITE in white comprising corner bath, WC and washbasin, part tiled walls, tiled floor, ladder towel radiator and Velux skylight. The larger than average SINGLE GARAGE with good sized block-paved drive has a remote controlled door, power points, lighting and cold water tap and there is scope for storage to the eaves. The enclosed GARDEN is mainly flagged and pebbled and enjoys the open aspect.

Built in 1999; 999 year lease subject to £25 pa ground rent; Council Tax Band E; Service Charge £156.84 per calendar month (as at 2018/19) which includes buildings insurance, general maintenance & cleaning of external and communal areas. uPVC double glazed; Gas central heating (combi-boiler).





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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