



7

Linnell Drive
Bamford Rochdale OL11 5QP

£229,950

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Bamford Rochdale

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- 3 bed "Whittles" semi-detached
- Sought after cul-de-sac
- Off Greenvale
- Attractive private S-W garden
- 2 reception; conservatory
- Excellent potential to extend



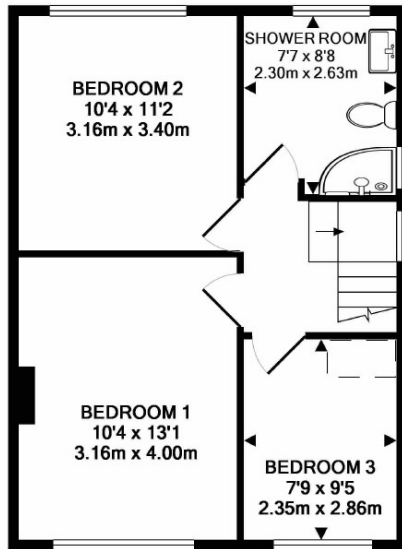


Situated on a much sought after cul-de-sac off Greenvale, a spacious 3 bedroom semi-detached house built by Whittles in the 1960's. With excellent potential to extend, the property has 2 reception rooms, conservatory, ground floor WC, modern shower room, attached garage and attractive south-westerly garden. Some additional updating to the kitchen may be beneficial but there is uPVC double glazing, gas central heating and the property has been generally well maintained. Viewing is essential to fully appreciate the immediate location and excellent potential. Conveniently located within easy reach of several primary schools, shops, restaurants and beautiful countryside.

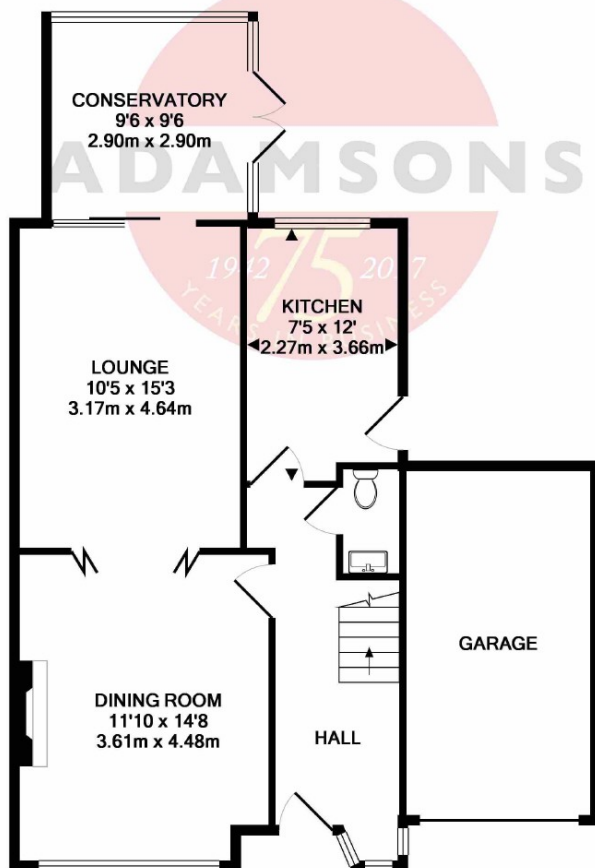
The accommodation comprises: spacious HALL with CLOAKROOM comprising modern WC and washbasin; large DINING ROOM to front with arched stone fireplace and gas fire; double tri-folding doors lead to the good sized LOUNGE with sliding patio door to the lean-to uPVC double glazed CONSERVATORY with double French doors and superb view over the garden; KITCHEN with fitted units, modern Bosch electric oven and gas hob; BEDROOM 1 to front with built-in wardrobes; BEDROOM 2 to rear with fitted furniture; BEDROOM 3 to front with bulkhead to stairs; attractive modern SHOWER ROOM with plumbed shower to large glazed shower cubicle, WC, washbasin to vanity unit, fitted cupboard, tiled floor and part tiled walls. There is an attached brick built single GARAGE, fish pond, greenhouse and shed.

The property is understood to be long leasehold subject to a small ground rent; Built 1960's; Council Tax Band C; Gas central heating; uPVC 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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