



26

Bamford Mews

Bamford Rochdale OL11 5NX

£234,950

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- Duplex apartment (1ST & 2ND FLOORS)
- Beautifully presented
- Open aspect/Juliette balcony
- Large Reception & Kitchen
- 3 Beds; 2 Bath/Shower rooms
- Garage



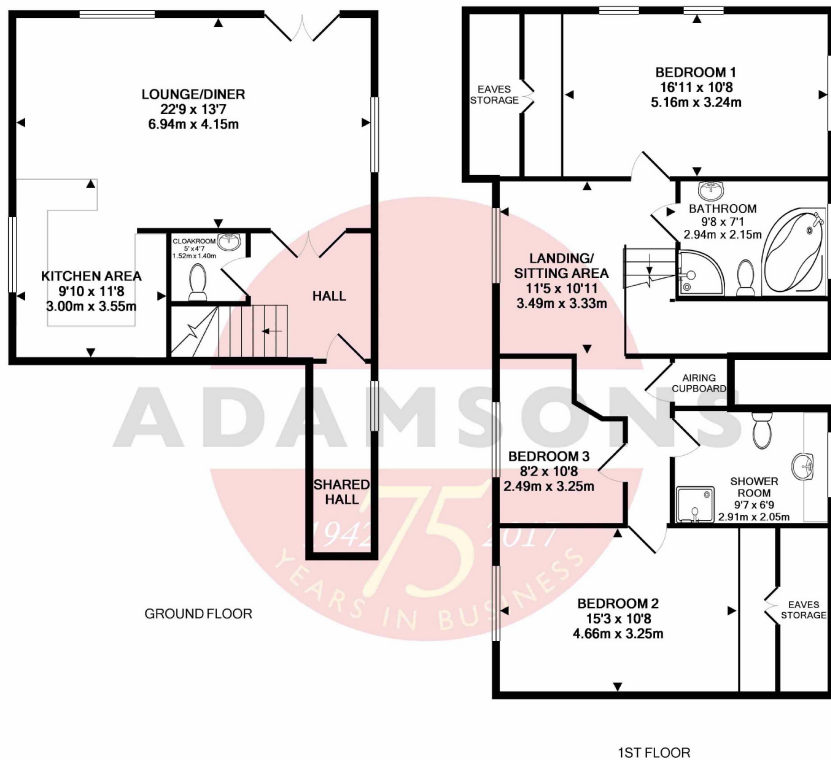


Situated on this much sought after gated development adjacent to open countryside, a beautifully presented and most spacious duplex apartment. Extending over the 1st and 2nd floors, the property includes a large reception room with open plan kitchen, 3 bedrooms and 2 bath/shower rooms. There is a good sized single garage, visitors' parking and communal gardens. This is an excellent secure "lock-up and go" upper floor apartment ideal for a professional person, single, or retired, where security is important. Located within a very short distance of Bamford Precinct with shops, restaurants etc and delightful countryside on the doorstep.

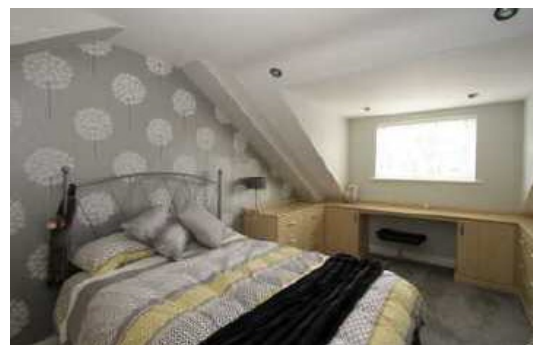
The property comprises: communal hall with staircase and shared inner hall on the 1st floor leading to the apartment; hall with cloakroom/WC with washbasin; spacious open plan living room/diner with Juliette balcony to French doors; open plan kitchen with modern fittings and integral appliances comprising double electric oven, gas hob, fridge, freezer, dishwasher, washer-dryer and granite worktops. 2nd floor comprising good sized landing ideal for sitting area; 2 large double bedrooms both with an excellent range of modern fitted beech style furniture and large eaves storage with lighting. There is a 3rd bedroom/study; bathroom with white suite comprising corner bath, shower cubicle with plumbed-in shower, WC and washbasin and a shower room with shower cubicle with plumbed-in shower, WC and washbasin to vanity units and drawers. The larger than average single garage with remote controlled door measures 2.83 m X 5.54 m internally.

Understood to have been built in 2002; Long leasehold subject to 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





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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