

Norden Road
Bamford, Rochdale OL11 5PN



A CHARMING AND WELL PRESENTED TWO BEDROOM CHARACTER
COTTAGE, IDEAL FOR A FIRST TIME BUYER
SITUATED IN THE HEART OF BAMFORD



This well presented two bedroomed character cottage is situated in a popular residential area, within the catchment area of some of the best schools in the Borough. The property benefits from gas fired central heating system as well as double glazed windows throughout and has been lovingly maintained internally and externally. The accommodation comprises a good sized main reception room, large kitchen diner, utility room, two spacious double bedrooms and bathroom. The property boasts a good sized private rear yard, as well as off street parking which is currently rented from Rochdale Council for an annual fee. Local amenities and countryside walks are all within walking distance as well as good transport links to both Rochdale and Bury.

VIEWING STRONGLY RECOMMENDED

OFFERS INVITED IN EXCESS OF £160,000

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THE ACCOMMODATION COMPRISES:

(Measurements are approximate to the nearest 0.1m and for guidance only and they should not be relied upon for the fitting of carpets or the placement of furniture). No checks have been made on any fixtures and fittings or services where connected (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property).

Ground Floor

ENTRANCE PORCH

LOUNGE - 4.2 x 3.9 metres (13'9" x 12'9")

A good sized main reception room with beamed ceiling and a stunning feature stone fireplace, spotlighting, neutral décor, carpeted throughout, access through to kitchen/diner

KITCHEN/DINER - 3.9 x 3.5 metres (12'9" x 11'5")

A large kitchen/diner comprising a range of wall and base units with complementary work surfaces - appliances include a double oven, electric hob, extractor hood and stainless steel sink unit. There is plumbing for an automatic washing machine and adequate space for a freestanding fridge/freezer, laminate flooring, access to utility room/laundry room and staircase to the first floor accommodation.

LAUNDRY ROOM - 1.3 x 2.8 metres (4'3" x 9'2")

An extended laundry room to the rear of the property providing access to the rear garden.

First Floor

LANDING

MASTER BEDROOM - 4.2 x 3.9 metres (13'9" x 12'9")

Large bedroom overlooking the front of the property with cupboard storage, neutral décor.

BEDROOM TWO - 3.5 x 2.1 metres (11'5" x 6'10")

A good sized second bedroom overlooking the rear of the property, neutral décor.

BATHROOM - 2.5 x 1.7 metres (8'2" x 5'6")

Three piece bathroom suite consisting of a low level wc, pedestal wash hand basin, bath with overhead shower, chrome towel radiator.

Externally

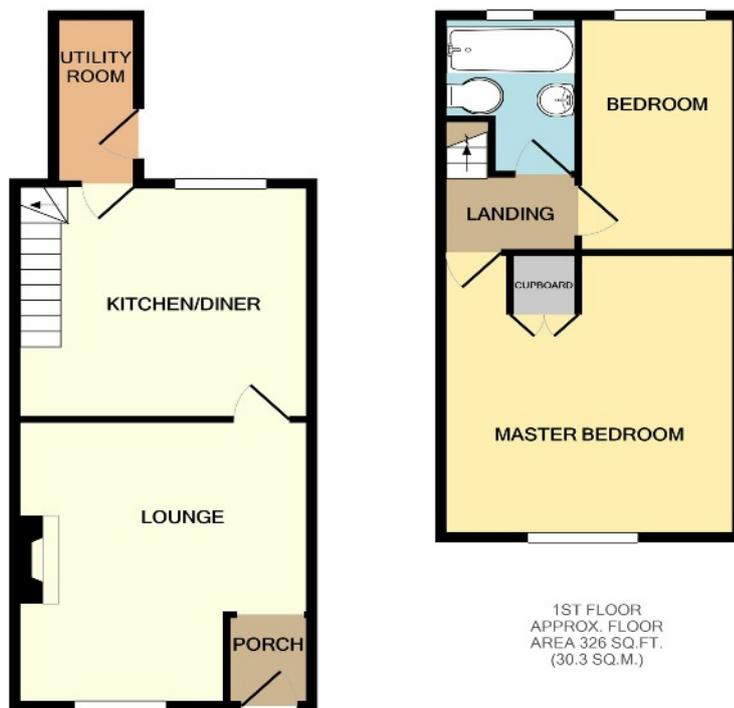
The property is situated in the popular district of Bamford, within walking distance of Bamford Academy and Bamford shopping precinct. The property boasts a good sized rear yard which is not overlooked, as well as off street parking - currently rented from Rochdale Council for an annual fee. Local amenities and countryside walks are all within walking distance as well as good transport links to both Rochdale and Bury.



Council Tax Band

We are advised that the property is assessed in Council Tax Band B

VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS BARTON KENDAL



GROUND FLOOR
APPROX. FLOOR
AREA 356 SQ.FT.
(33.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 683 SQ.FT. (63.4 SQ.M.)

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		89
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



W: www.barton-kendal.co.uk E: sales@barton-kendal.co.uk

Barton Kendal For themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Barton Kendal has any authority to make or give any representations or warranty in relation to this property.

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