

# Apartment No 4 Bamford Brook Bamford OL11 4DJ



A STUNNING TWO BEDROOMED FIRST FLOOR APARTMENT, SITUATED IN A SECURE PRIVATE GATED COMPLEX IN THE HEART OF BAMFORD, BOASTING QUALITY FIXTURES AND FITTINGS THROUGHOUT



This deceptively spacious two bedroomed first floor apartment is located within Rochdale's premier residential area of Bamford, within close proximity to all the usual local amenities and the M62 Motorway. The apartments have been finished to a high specification throughout and benefit from a gas fired central heating system. Internally, the property comprises a large open plan living room and kitchen, with bi-folding UPVC doors, leading to a private balcony with woodland views, a master bedroom with a spacious en-suite bathroom, a further double bedroom and a three piece deluxe family bathroom. The property is offered for sale with no onward chain and internal viewing comes highly recommended to appreciate the calibre of accommodation on offer.

**EARLY VIEWING RECOMMENDED  
NO CHAIN**

**ASKING PRICE £175,000**

To view this property contact:

122 Yorkshire Street - Rochdale - OL16 1LA. T:01706 65 32 14. [www.barton-kendal.co.uk](http://www.barton-kendal.co.uk) - [sales@barton-kendal.co.uk](mailto:sales@barton-kendal.co.uk)

## **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**

#### **LOUNGE / DINING ROOM - 5.8 x 4.1 metres (19' x 13'5")**

An open plan spacious living/dining room, with bi-folding doors leading to a private balcony with spectacular woodland views.

#### **KITCHEN - 5.0 x 3.4 metres (16'4" x 11'1")**

A modern kitchen with a range of wall and base units with complementary work surfaces, integrated fridge/freezer, dishwasher and microwave, induction hob with extractor hood, single oven, tiled flooring and neutral décor.

#### **UTILITY ROOM - 2.0 x 1.7 metres (6'6" x 5'6")**

Fitted base units with a single drainer stainless steel sink and neutral décor.

#### **FAMILY BATHROOM - 1.6 x 2.7 metres (5'3" x 8'10")**

A stunning three piece family bathroom suite comprising a vanity wash hand basin, low level wc, panelled bath with overhead bar-mixer shower, chrome heated towel rail, fully tiled walls, tiled flooring.

#### **BEDROOM ONE - 2.8 x 3.7 metres (9'2" x 12'1")**

A double bedroom with neutral décor, oak internal door, access to en-suite

#### **EN-SUITE - 2.0 x 1.7 metres (6'6" x 5'6")**

Walk-in shower cubicle with bar-mixer shower, vanity wash hand basin, low level wc, tiled flooring, fully tiled walls, heated towel rail.

#### **BEDROOM TWO - 3.3 x 2.9 metres (10'9" x 9'6")**

A second double bedroom with neutral décor, oak internal door.

### **Externally**

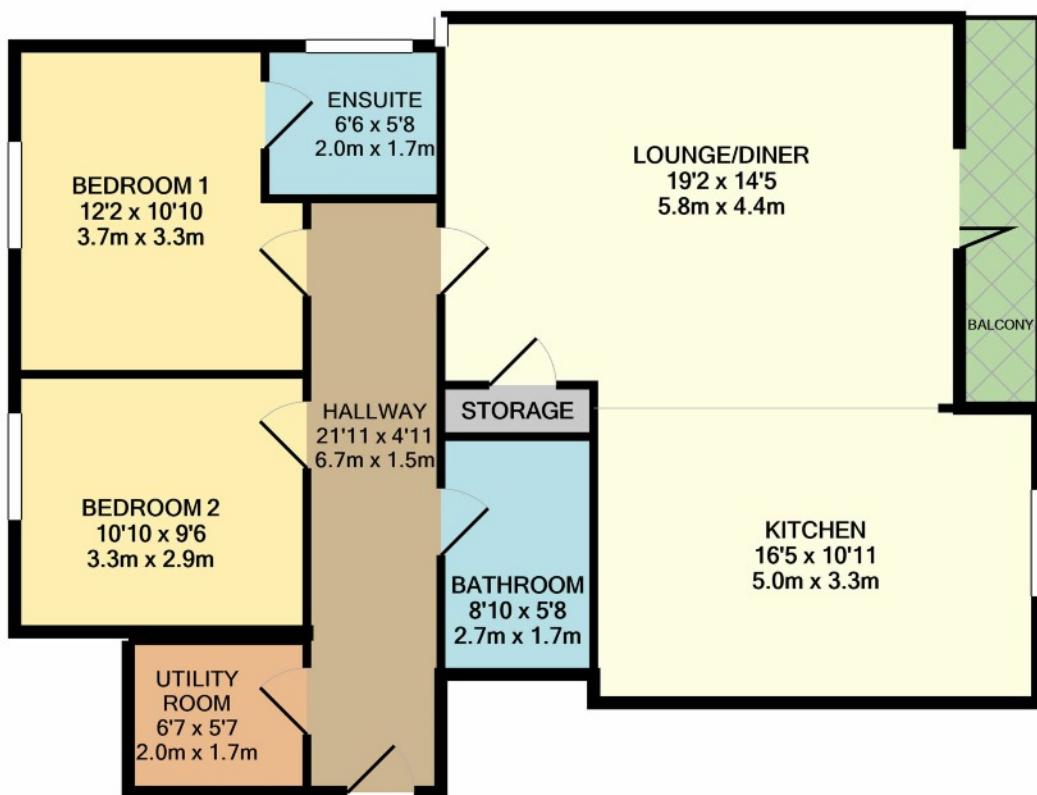
The apartment is located within a secure private gated complex with communal parking. To the rear of the apartment there is a private balcony with woodland views.

### **Service Charge**

£2,580 per annum



**VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS  
BARTON KENDAL**



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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