

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 - 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

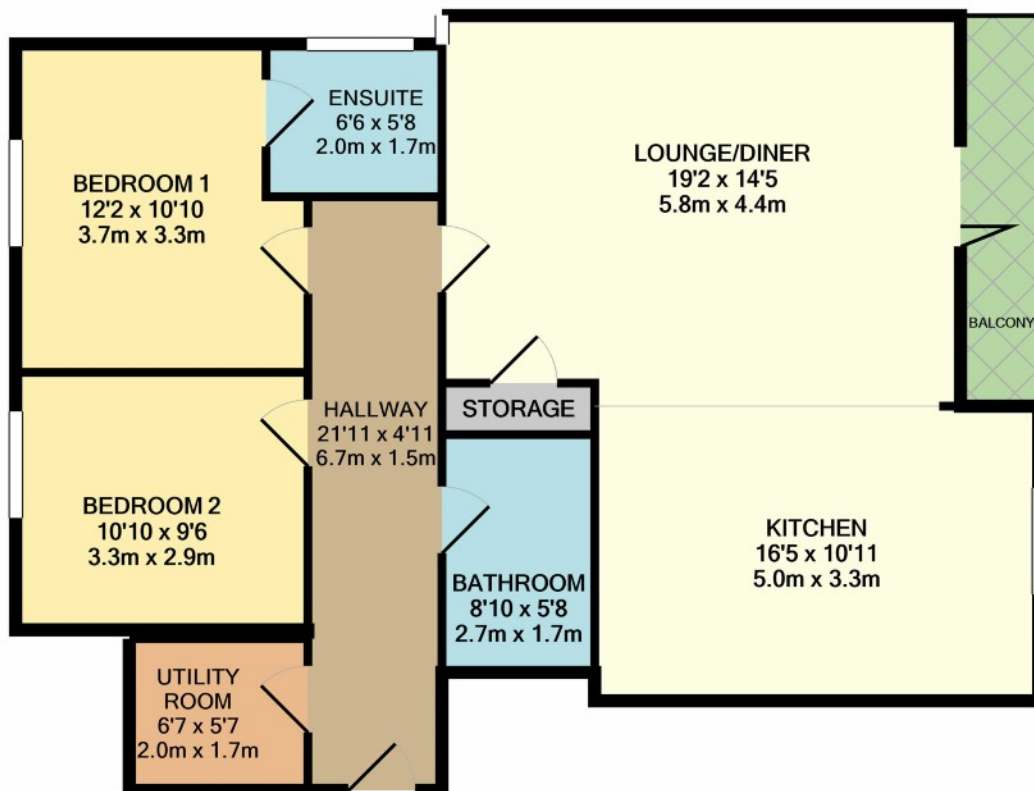
The apartment is located within a secure private gated complex with communal parking. To the rear of the apartment there is a private balcony with woodland views.

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
Made with Metropix ©2021



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.

Due to a change in the legislation as from 1st March 2004 we are required to check your identification. This is a legal requirement and applies to all Estate Agents: (i) proceeding to market any property; and (ii) should you make an offer on one of our properties and this offer becomes acceptable, before we can instruct Solicitors to proceed with the transaction. Suitable identification can be: Current signed Passport; New style Driving Licence with photograph; Inland Revenue Tax notification