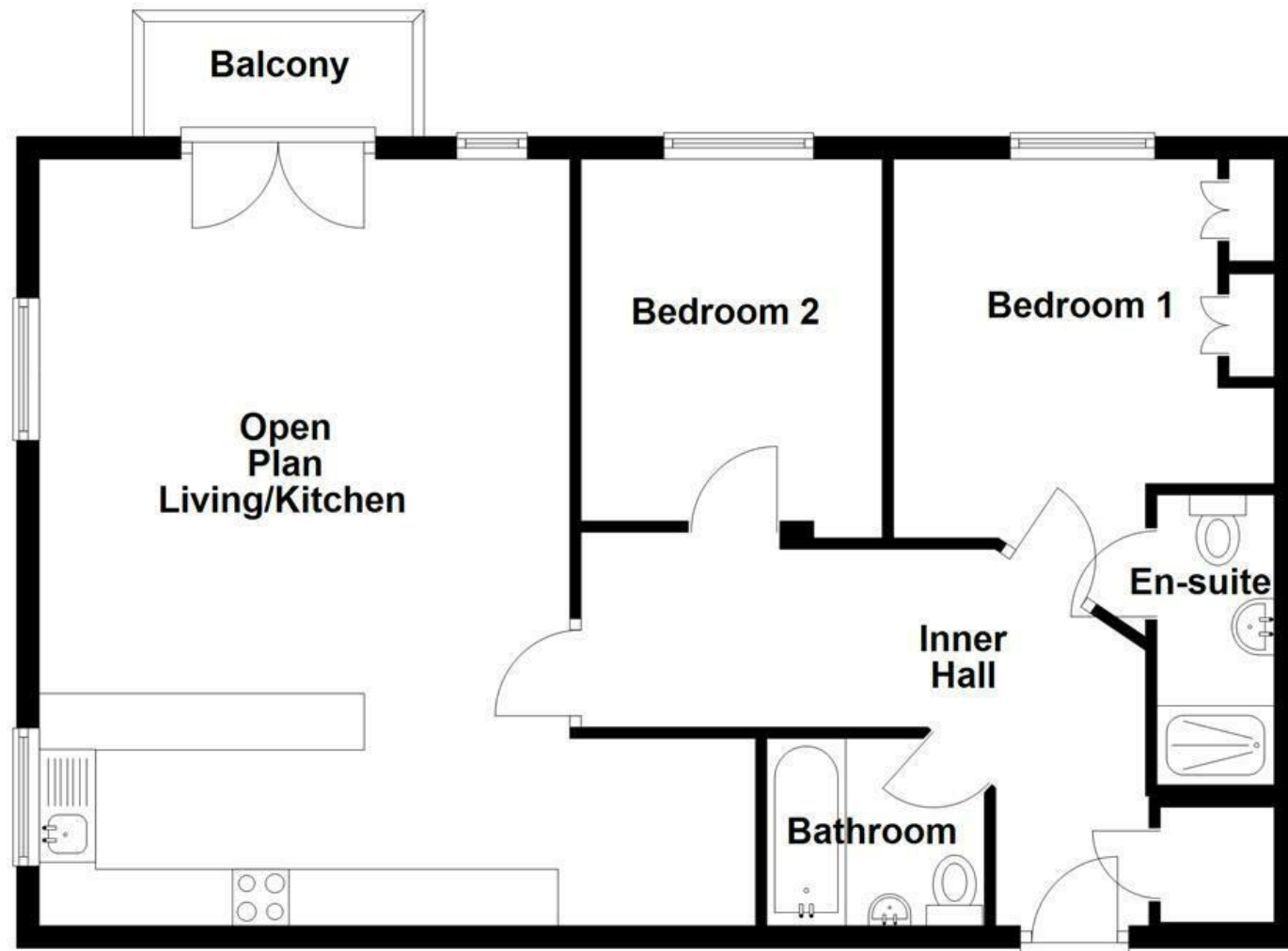


First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Burns Court, Bamford, Rochdale, OL11 5AR

£199,000

SPACIOUS, NEUTRALLY FINISHED TWO BEDROOM APARTMENT

Welcome to this spacious two-bedroom first floor apartment located in the desirable area of Burns Court, Bamford, Rochdale. This property is perfect for a professional couple seeking a comfortable and convenient living space.

Upon entering, you will find a neutrally finished interior that creates a warm and inviting atmosphere. The flat boasts a generous reception room, ideal for relaxing or entertaining guests. The well-appointed kitchen complements the living area, providing a functional space for culinary pursuits.

The main bedroom features an ensuite shower room, offering both privacy and convenience. The second bedroom is also well-sized, making it suitable for guests, a home office, or additional storage. With two bathrooms in total, morning routines will be a breeze, ensuring that both residents can enjoy their own space.

Residents will benefit from communal parking, providing ease of access for you and your visitors. The flat's location is particularly advantageous, as it is situated in a vibrant community with local amenities and transport links nearby, making it an ideal choice for those who commute or enjoy the convenience of nearby shops and services.

Burns Court, Bamford, Rochdale, OL11 5AR

£199,000

 2  2  1  B

- First Floor Apartment
- Open Plan Living/Kitchen/Dining Area
- Allocated Parking
- EPC Rating: B
- Two Double Bedrooms
- Ideal Property For A Couple Or Single Occupancy
- Tenure: Leasehold
- Two Bathrooms
- Communal Gardens
- Council Tax Band: D

Entrance
Communal lobby to first floor and door to inner hall.

Inner Hall
Doors to two bedrooms, bathroom, open plan living/kitchen/dining area and storage.

Bathroom
6'4 x 5'5 (1.93m x 1.65m)
Spotlights, dual flush WC, pedestal wash basin with traditional taps, panel bath with mixer tap and rinse head, extractor fan, tiled elevation and tiled floor.

Bedroom One
15'10 x 11'1 (4.83m x 3.38m)
UPVC double glazed window, central heating radiator, three feature wall lights, fitted wardrobes and door to en suite.

En Suite
8' x 3'5 (2.44m x 1.04m)
Spotlights, dual flush WC, wall mounted wash basin with traditional taps, direct feed shower in double enclosure, extractor fan, part tiled elevation and tiled flooring.

Bedroom Two
11' x 8'9 (3.35m x 2.67m)
UPVC double glazed window and central heating radiator.

Open Plan Living/Kitchen/Dining Area
22'4 x 15'5 (6.81m x 4.70m)
Three UPVC double glazed windows, two central heating radiators, coving, wall and base units, laminate worktops, pelmet lighting, integrated oven, four ring gas hob, extractor hood, tiled splash back, one and half stainless sink with draining board and mixer tap, integrated dishwasher, integrated fridge and freezer, enclosed boiler, feature wall lights, inset electric fire, TV point, wood effect flooring and UPVC double glazed French doors to balcony.

External
Communal gardens and allocated parking.



Tel: 01706396140

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