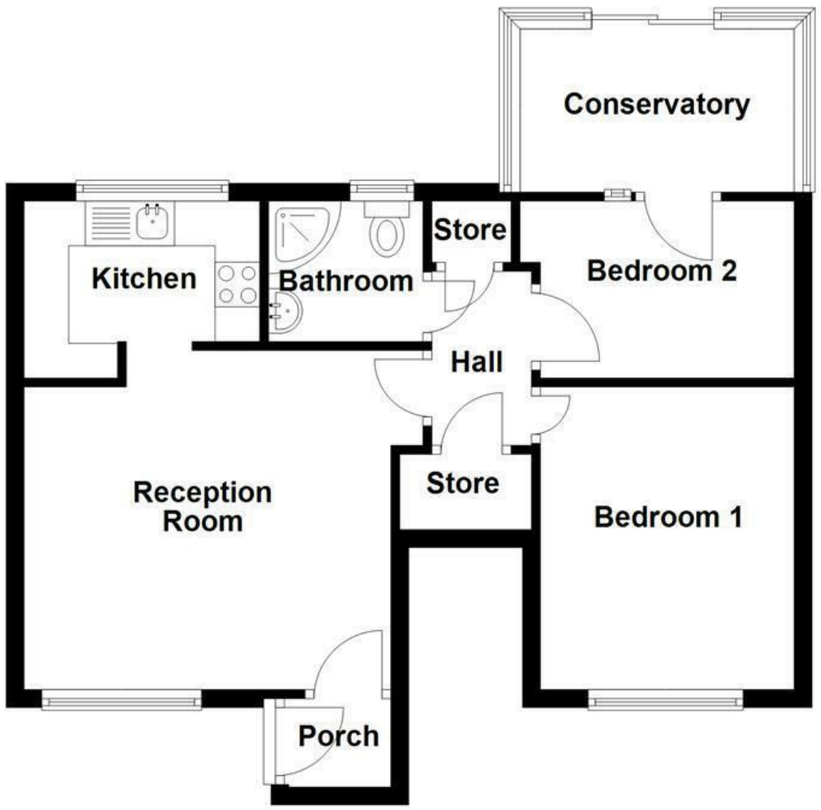
Keenans

Ground Floor











Ford Gardens, Rochdale, OL11 4DZ

Offers In The Region Of £140,000

OVER 55'S TWO BEDROOM GROUND FLOOR FLAT IN BAMFORD

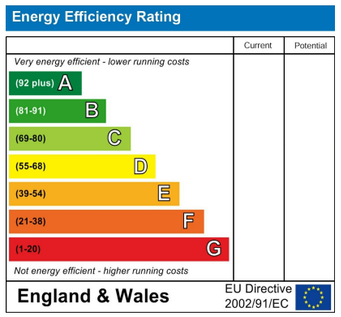
Situated in the highly sought-after area of Bamford, this well-presented two-bedroom ground floor flat on Ford Gardens forms part of a desirable over 55's development, offering comfortable, secure and convenient living.

The property comprises a welcoming lounge, a fitted kitchen with ample storage and workspace, two well-proportioned bedrooms, and a family bathroom with shower, wash basin and toilet. To the rear, a bright conservatory provides additional living space, ideal for relaxing or enjoying views over the communal garden.

Externally, the property benefits from an allocated parking space and access to well-maintained communal gardens, creating a pleasant outdoor setting for residents.

Further enhancing its appeal, the service and maintenance charges include access to an on-site laundry room as well as a 24/7 careline service, providing added convenience and peace of mind.

Early viewing is highly recommended to fully appreciate the accommodation and lifestyle on offer.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Ford Gardens, Rochdale, OL11 4DZ

Offers In The Region Of £140,000

2 1 1

- Ground Floor
- Allocated Parking Space
- Leasehold, 58 years remaining on the lease
- On-site Laundry Room
- Two Bedrooms
- Council Tax Band - B
- Communal Gardens
- Conservatory
- EPC Rating - D
- Community Alarm Service

Entrance Porch
3'9 x 3'3 (1.14m x 0.99m)

Reception Room One
14'8 x 11'4 (4.47m x 3.45m)

Kitchen
8'8 x 6'6 (2.64m x 1.98m)

Hallway
6'1 x 2'8 (1.85m x 0.81m)

Bedroom One
10'9 x 9'3 (3.28m x 2.82m)

Bedroom Two
10'1 x 6'3 (3.07m x 1.91m)

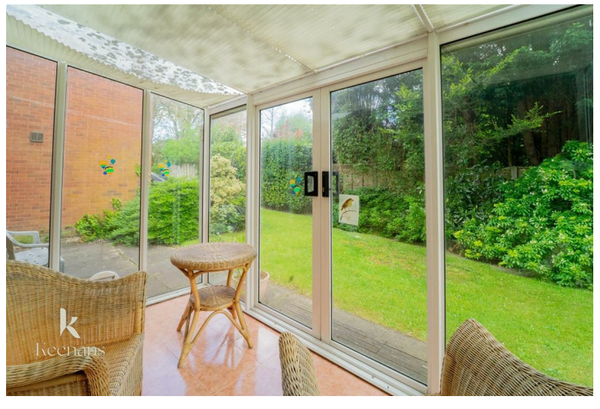
Conservatory
9'8 x 6 (2.95m x 1.83m)

Bathroom
5'7 x 5'7 (1.70m x 1.70m)










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