



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Bury Road, Rochdale, OL11 4DG Offers In Excess Of £395,000

Located on Bury Road in Bamford, this impressive semi-detached house is a true gem, showcasing an exceptional standard of presentation and modern living. With four generously sized bedrooms, this property offers ample space for families seeking comfort and style. The heart of the home is undoubtedly the open-plan kitchen and living area, which is perfect for both entertaining and everyday family life.

The property boasts four well-appointed bedrooms, ensuring convenience for all residents. A partially converted loft space adds further potential, allowing for additional storage or creative use. The garden room is a delightful feature, providing a serene space to relax and enjoy the views of the beautifully maintained outdoor area.

The low-maintenance gardens are designed for ease, complemented by an impressive summer house that serves as an ideal retreat for leisure or hobbies. Off-road parking is also available, adding to the practicality of this wonderful family home.

Bury Road, Rochdale, OL11 4DG

Offers In Excess Of £395,000

 4  1  3  D

- Exceptional Semi Detached Property
- Stunning Fitted Kitchen
- Off Road Parking
- EPC Rating D

- Four Bedrooms
- Immaculate Presentation Throughout
- Tenure Freehold

- Four Piece Bathroom Suite
- Spacious Rear Garden with Summer House
- Council Tax Band D

Ground Floor

Entrance Porch

6'1 x 5'3 (1.85m x 1.60m)

UPVC double glazed French front entrance doors, UPVC double glazed leaded window, central heating radiator, spotlights, tiled elevations, tiled flooring and UPVC double glazed frosted door to hall.

Hall

12'3 x 8'9 (3.73m x 2.67m)

UPVC double glazed frosted leaded window, central heating radiator, coving, spotlights, smoke detector, under stairs storage, wood effect laminate flooring, oak single glazed door to reception room one, oak door to WC, open to kitchen and stairs to first floor.

WC

4'0 x 2'5 (1.22m x 0.74m)

UPVC double glazed frosted window, central heating radiator, pedestal wash basin with mixer tap, dual flush WC, tiled elevations, spotlights and tiled flooring.

Reception Room One

12'10 x 12'7 (3.91m x 3.84m)

UPVC double glazed bay window with fitted shutters, central heating radiator, spotlights, television point, gas fire with limestone hearth and surround.

Kitchen

18'3 x 10'5 (5.56m x 3.18m)

Two UPVC double glazed windows, UPVC double glazed box window, range of panelled wall and base units with granite work surfaces, tiled splashback, inset composite sink with high spout mixer tap, integrated high rise double Neff ovens and combi microwave, five ring gas hob and extractor hood, integrated fridge freezer, integrated dishwasher, integrated washing machine, spotlights, wood effect laminate flooring and open to reception room two.

Reception Room Two

12'4 x 10'10 (3.76m x 3.30m)

Upright central heating radiator, coving, vast iron multifuel burner with stone hearth and surround, television point, wood effect laminate flooring and open to garden room.

Garden Room

17'10 x 9'3 (5.44m x 2.82m)

UPVC double glazed windows, double glazed roof, central heating radiator, wood effect laminate flooring and UPVC double glazed French doors to rear.

First Floor

Landing

11'2 x 18'10 (3.40m x 5.74m)

UPVC double glazed frosted leaded window, loft access with pull down ladder, smoke detector, oak doors leading to four bedrooms and family bathroom.

Bedroom One

12'11 x 12'10 (3.94m x 3.91m)

UPVC double glazed bay window, central heating radiator, spotlights, fitted wardrobes and television point.

Bedroom Two

12'4 x 10'10 (3.76m x 3.30m)

UPVC double glazed leaded window, central heating radiator, spotlights, television point and open to walk-in wardrobe.

Walk-in Wardrobe

4'8 x 4'0 (1.42m x 1.22m)

Spotlights and integrated shelving.

Bedroom Three

12'3 x 9'1 (3.73m x 2.77m)

Two UPVC double glazed windows, central heating radiator, wood panelled elevation, spotlights and television point.

Bedroom Four

9'3 x 6'10 (2.82m x 2.08m)

UPVC double glazed leaded window, central heating radiator, over stairs storage, television point and solid wood flooring.

Bathroom

9'8 x 5'8 (2.95m x 1.73m)

Two UPVC double glazed frosted window, central heated towel rail, panel bath with lighting, mixer tap and rinse head, dual flush WC, vanity top wash basin with mixer tap, direct feed corner rainfall shower enclosed with rinse head, tiled elevations, PVC to ceiling, spotlights, extractor fan and tiled flooring.

Second Floor

Loft Room

19'3 x 16'0 (5.87m x 4.88m)

Velux window.

External

Rear

Enclosed garden with artificial lawn, decking, concrete patio, hot tub, pathway and access to summer house.

Summer House

16'9 x 9'3 (5.11m x 2.82m)

Power, lighting, wood effect laminate flooring, oak door to store room and UPVC double glazed bi-folding doors.

Store

9'5 x 7'3 (2.87m x 2.21m)

UPVC double glazed frosted window and UPVC double glazed frosted door.

Front

Tarmac driveway and mature trees.



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