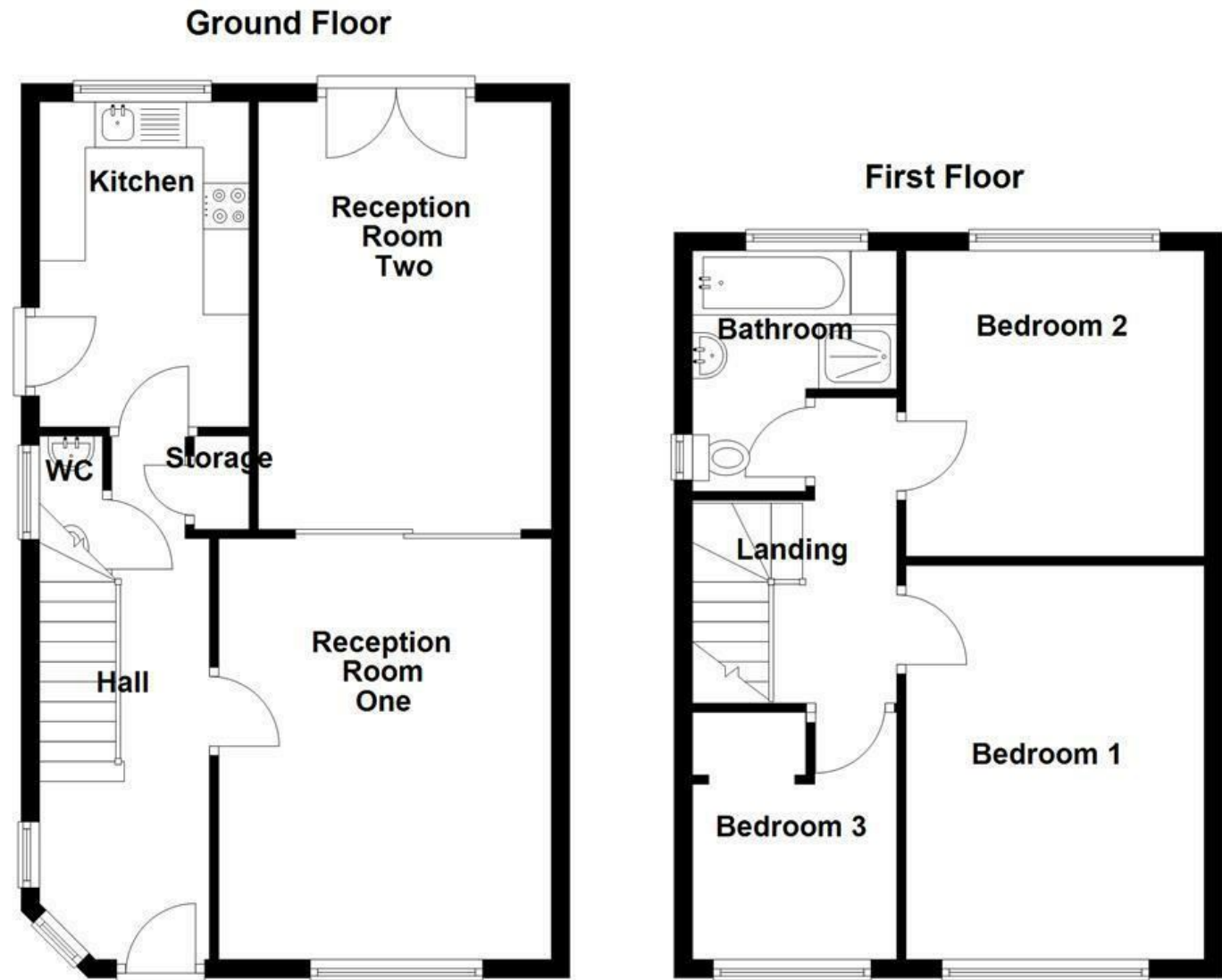




## Greenvale, Bamford, OL11 5QJ

### Offers In The Region Of £335,000

STUNNING THREE BEDROOM SEMI DETACHED PROPERTY NOT OVERLOOKED AT THE REAR

Located in the charming area of Greenvale, Rochdale, this delightful three-bedroom semi-detached house presents an ideal family home. The property boasts a modern and beautifully decorated interior, having been tastefully renovated to meet contemporary standards.

Upon entering, you will find two spacious reception rooms that provide ample space for relaxation and entertaining. The well-appointed kitchen is a highlight, featuring modern fixtures and fittings that make cooking a pleasure. The bathroom has also been thoughtfully updated, ensuring comfort and style.

The three good-sized bedrooms offer plenty of room for family members or guests, making this home both practical and inviting. Additionally, the convenience of a downstairs WC adds to the functionality of the living space.

Outside, the property is complemented by a stunning landscaped garden, perfect for enjoying the outdoors or hosting gatherings. The driveway provides off-road parking, along with a garage for added convenience.

This property has undergone a number of significant upgrades in recent months, offering peace of mind and modern living for its next owners. Improvements include a brand new kitchen, a new roof, a full re-wire, a

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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 firms employment has the authority to make or give any representation or warranty in respect of the property.



# Greenvale, Bamford, OL11 5QJ

## Offers In The Region Of £335,000



- Ideal Family Home
  - Off Road Parking With Drive And Access To Garage
  - Viewing Essential
- Council Tax Band C
  - Two Spacious Reception Rooms
  - Contemporary Fitted Kitchen And Four Piece Bathroom Suite
- EPC Rating D
  - Tenure Leasehold
  - Enviaible Landscaped Garden Space And Not Overlooked

### Ground Floor

#### Entrance

Double glazed frosted composite door to hall.

#### Hall

17'2 x 6' (5.23m x 1.83m)

Two UPVC double glazed frosted windows, central heating radiator, smoke alarm, doors to WC, reception room one, kitchen, stairs to first floor and wood effect laminate flooring.

#### WC

5'3 x 2'3 (1.60m x 0.69m)

UPVC double glazed frosted window, dual flush WC, vanity top wash basin with mixer tap, tiled elevation and tiled effect flooring.

#### Reception Room One

15'1 x 11'11 (4.60m x 3.63m)

UPVC double glazed window, central heating radiator, ceiling rose, wall mounted electric fire, television point, double sliding doors to reception room two and wood effect laminate flooring.

#### Reception Room Two

15'4 x 10'6 (4.67m x 3.20m)

UPVC double glazed French doors to rear, ceiling rose, upright central heating radiator and wood effect laminate flooring.

#### Kitchen

11'8 x 8'1 (3.56m x 2.46m)

UPVC double glazed window, central heating towel rail, gloss wall and base units, granite effect surface, stainless steel sink and drainer with mixer tap, oven and microwave in a high rise unit, four ring electric hob, tiled splash back, extractor hood, integrated dish washer, plumbed for washing machine, space for fridge freezer, smoke alarm, wood effect laminate flooring and UPVC double glazed frosted door to rear.

### First Floor

#### Landing

9'10 x 7'6 (3.00m x 2.29m)

UPVC double glazed frosted window, loft access, smoke alarm, doors to three bedrooms and bathroom.

#### Bedroom One

14'1 x 10'8 (4.29m x 3.25m)

UPVC double glazed window and central heating radiator.

#### Bedroom Two

10'11 x 10'6 (3.33m x 3.20m)

UPVC double glazed window, central heating radiator and wood effect laminate flooring.

#### Bedroom Three

8'10 x 7'6 (2.69m x 2.29m)

UPVC double glazed window, central heating radiator, wood effect laminate flooring and storage.

### Bathroom

8'8 x 7'7 (2.64m x 2.31m)

Two UPVC double glazed frosted windows, central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and rinse head, enclosed electric feed shower, part tiled elevation and wood effect flooring.

### External

#### Rear

Enclosed laid to lawn landscaped garden, bedding areas, mature shrubs and shrubbery, stone and slate chippings, paving, composite decking, outdoor water tap and access to garage. Not overlooked.

#### Garage

10'10 x 8'10 (3.30m x 2.69m)

Electric radiator, power and lighting, UPVC double glazed window, television point, fully fitted bar area, wood effect flooring and storage.

#### Storage

8'11 x 4'9 (2.72m x 1.45m)

#### Front

Laid to lawn garden, bedding areas, mature shrubs and driveway for off road parking.



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