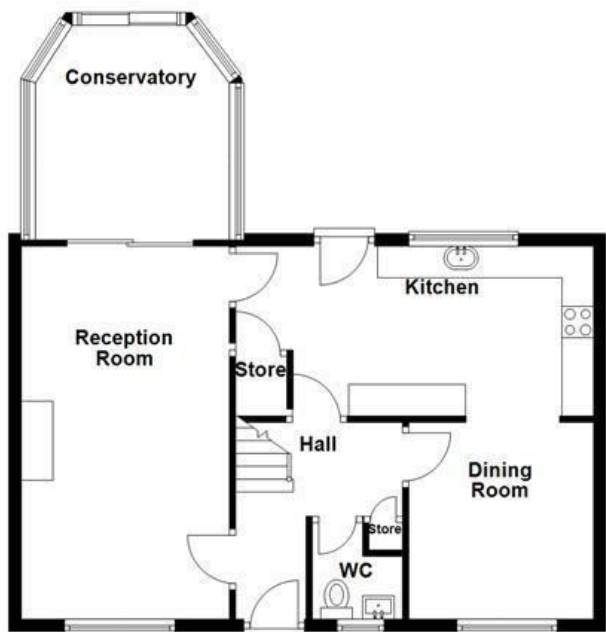


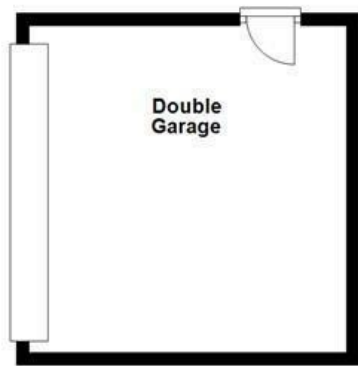
Ground Floor



First Floor



Double Garage



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.



Swallow Drive, Bamford, OL11 5RE

£495,000

AN EXQUISITE DETACHED FAMILY HOME WITH PANORAMIC COUNTRY SIDE VIEWS

Situated on Swallow Drive in the charming village of Bamford, this exquisite detached family home offers a perfect blend of luxury and comfort. With panoramic views of picturesque grazing fields, where lambs and cows roam, this property provides a serene rural backdrop that is both tranquil and inviting.

Having been meticulously updated to the highest standard, the home boasts immaculate presentation and a sophisticated finish. The stylish interiors are complemented by modern fixtures and fittings, creating an atmosphere of elegance throughout. The abundance of indoor and outdoor space makes it ideal for family living, with neutral decoration that allows for personal touches.

The heart of the home is the open-plan kitchen diner, which flows seamlessly into a delightful conservatory, perfect for enjoying the surrounding views. The modern kitchen is equipped with high-quality appliances, making it a joy for any home chef. The stunning landscaped gardens provide a beautiful outdoor retreat, while the double garage and ample off-road parking ensure convenience for residents and guests alike.

This property features four generously sized double bedrooms and two well-appointed bathrooms, offering plenty of space for family and visitors. Notably, the home is not overlooked, providing a sense of privacy and seclusion.

Situated in a sought-after estate that exudes a rural feel, this luxurious and stylish family home is ready for you to move straight in. It is an exceptional opportunity for those seeking a blend of modern living and natural beauty in a desirable location.

For further information or to arrange a viewing please contact our Rochdale branch at your earliest convenience.

Swallow Drive, Bamford, OL11 5RE

£495,000

 4  2  3  C

- Four Double Bedroom Detached Family Home
- Stunning Panoramic Countryside Views
- Double Garage And Ample Off Road Parking
- Tenure - Freehold
- Open Plan Kitchen Diner And Conservatory
- Beautifully Landscaped Private Gardens
- EPC Rating - C
- Two Modern Bathrooms
- Immaculately Presented Throughout
- Council Tax Band - E

Ground Floor

Entrance

UPVC double glazed frosted door to the hallway.

Hallway

10'2 x 8'8 (3.10m x 2.64m)

Central heating radiator, coving, storage cupboard, wood effect laminate flooring, doors to the reception room, kitchen, dining room and WC, staircase to the first floor.

WC

5' x 4'8 (1.52m x 1.42m)

UPVC double glazed frosted window, chrome heated towel rail, a two piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, tiled elevations, wood effect laminate flooring.

Reception Room

19'5 x 10'10 (5.92m x 3.30m)

UPVC double glazed window, two central heating radiators, coving, television point, wood effect laminate flooring, aluminium double glazed sliding doors to the conservatory, door to the kitchen.

Conservatory

11'2 x 10'1 (3.40m x 3.07m)

UPVC double glazed surrounding windows, two central heating radiators, polycarbonate roof, wood effect laminate flooring, UPVC double glazed French doors to the rear.

Kitchen

18'7 x 8'8 (5.66m x 2.64m)

UPVC double glazed window, central heating radiator, a range of panelled wall and base units, granite effect surface, tiled splash backs, stainless steel sink with mixer tap, integrated electric mid rise double oven with a four ring induction hob and extractor hood, space for fridge freezer, integrated dishwasher and washing machine, integrated boiler, wood effect laminate flooring, open to the dining room, UPVC double glazed door to the rear.

Dining Room

10'2 x 9'7 (3.10m x 2.92m)

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

First Floor

Landing

13'8 x 8'1 (4.17m x 2.46m)

UPVC double glazed window, central heating radiator, loft access, smoke alarm, doors to four bedrooms and bathroom.

Bedroom One

11'3 x 9'3 (3.43m x 2.82m)

UPVC double glazed window, central heating radiator, parquet effect vinyl flooring, door to the en suite.

En Suite

7'4 x 3'11 (2.24m x 1.19m)

UPVC double glazed frosted window, chrome heated towel rail, a three piece suite comprising of a dual flush WC, pedestal wash basin with traditional taps, direct feed shower enclosure, tiled elevations, spotlights, parquet effect vinyl flooring.

Bedroom Two

12'7 x 10'9 (3.84m x 3.28m)

UPVC double glazed window, central heating radiator, fitted wardrobe, wood effect Lino flooring.

Bedroom Three

11'4 x 9'9 (3.45m x 2.97m)

UPVC double glazed window, central heating radiator, parquet effect vinyl flooring.

Bedroom Four

10'6 x 10'4 (3.20m x 3.15m)

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

Bathroom

6'8 x 6'6 (2.03m x 1.98m)

UPVC double glazed frosted window, chrome heated towel rail, a three piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, tiled panelled bath with a mixer tap and rinse head, tiled elevations, integrated linen cupboard, spotlights, granite effect vinyl flooring.

External

Front

Block paved driveway with stone chippings, tree and access to the double garage.

Double Garage

17 x 16'7 (5.18m x 5.05m)

Power, lighting, electric up and over garage door and Steel personnel door to side of garage. With access to water inside of the garage and outside.

Rear

Enclosed laid to lawn garden with paving, timber decking, stone chipping, storage shed, patio area.



Tel: 01706396140

www.keenans-estateagents.co.uk