

ADAMSONS

ESTATE AGENTS

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36 WOOD TOP AVENUE
BAMFORD ROCHDALE



Situated in the quiet cul-de-sac of one of Bamford's most sought after avenues an exceptionally well presented, spacious, three bedroomed extended semi-detached house, with two generous reception rooms and good sized kitchen. The property also benefits from a garage extension, currently being utilised as a workshop/office. Beautiful south facing garden to the rear. Viewing is essential to fully appreciate this property and its location. Conveniently located within walking distance of schools, restaurants, shops and less that two miles from the M62 motorway.

Directions

From the traffic lights at the Cemetery on Bury Road (B6222) continue along, past the Dog & Partridge and Elephant and Castle public house on your right, continue for approximately ¼ mile and Wood Top Avenue is on the left.

£259,950 NO CHAIN

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ADAMSONS

GROUND FLOOR

Hall

11'11" (3.63m) x 6'4" (1.93m)

Attractive hall with sitting area, leading to feature staircase.

Lounge

18'7" (5.66m) x 10'9" (3.28m)

Spacious, light and airy room, with French window access to south facing patio and garden. Large picture window with superb aspect over garden.



Dining Room

11'9" (3.58m) x 15'4" (4.67m)

Beautifully presented room with superb aspect to rear.



Dining-Kitchen

14'5" (4.39m) x 9'11" (3.02m)

Spacious kitchen with modern oak fronted fitted wall and base units, Belfast style sink with drainer. Attractive tiled floor. Plumbed for dishwasher and space for slot-in cooker. Side door to drive.



FIRST FLOOR

Landing

Spacious landing with feature bevelled windows.



Bedroom 1

10'11" (3.33m) x 11'9" (3.58m)

Window overlooking garden at rear.



Bedroom 2

10'11" (3.33m) x 11'9" (3.58m)



Bedroom 3

9'10" (3.00m) x 7'8" (2.33m)

Bathroom

7'10" (2.39m) x 5'5" (1.65m)

Combined suite in white with fully tiled walls and chrome fittings. Corner bath with shower above.



EXTERNALLY

Garage/work area

24' (7.31m) x 14' (4.27m)

Extended garage, partitioned with door providing storage space to the front with utility/WC. Heated office/workshop with picture window and access to rear.

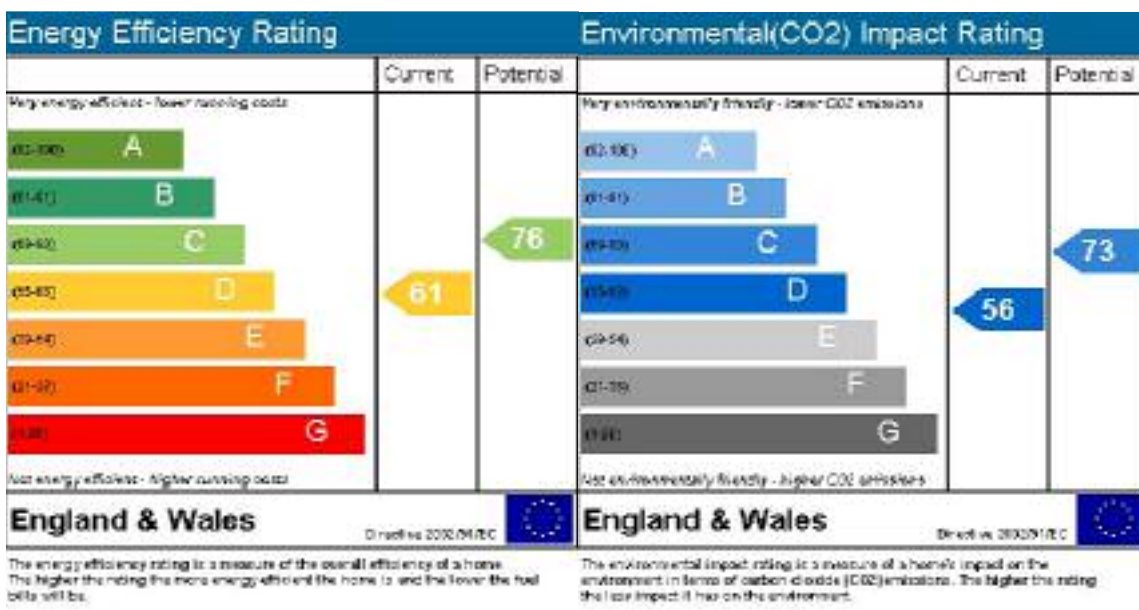
Gardens

Beautiful mature south facing garden at rear, with large paved patio area. Mature garden to front and drive with parking for three cars.



GENERAL

- Gas central heating (combi boiler)
- Fully Double Glazed
- Council Tax Band "E"



Viewing by appointment via agent on (01706) 522424

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