C&R
Commercial & Residential
Properties

£480,000

Caithness Road, Bamford, Rochdale, OL11 5PB



4 Bedrooms

3 Bathrooms

Citypoint 2, 156 Chapel Street, , Manchester, M3 6BF |
manchester@candrproperties.co.uk

01612279990

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C & R City are pleased to bring to the market this substancial four bedroom detached house situated on a highly sought-after development in the heart of Bamford, this beautifully presented and extensively renovated four-bedroom detached family home occupies a substantial plot at the head of a peaceful cul-de-sac. Offering spacious and versatile accommodation throughout, the property is ideally suited to modern family living and is offered to the market with NO ONWARD CHAIN.

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Enjoying a prime residential location, the property is conveniently positioned close to an excellent range of local amenities, highly regarded schools, popular pubs and restaurants. Manchester city centre, Rochdale and Bury town centres are all easily accessible, along with excellent transport links and the motorway network.

Internally, the property has been thoughtfully renovated and tastefully decorated throughout, creating a stylish and welcoming family home ready to move straight into. The ground floor accommodation briefly comprises an inviting entrance hallway, a spacious open-plan through lounge providing an ideal setting for both relaxing and entertaining, a modern fitted kitchen, a versatile ground-floor double bedroom with its own en-suite, and a practical utility area. To the first floor are three generously proportioned double bedrooms, including an impressive principal bedroom benefiting from a contemporary en-suite shower room. A beautifully appointed four-piece family bathroom completes the first-floor accommodation.

Further benefits include gas central heating and newly installed uPVC double glazing throughout.

Externally, the property truly excels, occupying an enviable and generously sized plot at the head of the cul-de-sac. To the front, a substantial block-paved driveway provides off-road parking for multiple vehicles. To the rear, a spacious and private garden features a lawn, a patio seating area and attractive planted borders, offering the perfect setting for outdoor entertaining and family enjoyment.

Combining a desirable cul-de-sac position, generous plot, beautifully renovated interiors and flexible four-bedroom accommodation, this exceptional detached home presents a rare opportunity for families seeking a property in one of Bamford's most popular residential locations.

Lounge *6.55m x 5.23m (21' 6" x 17' 2")*
Large UPVC double glazed window to the front aspect. 2 radiators and a range of power points, TV and phone point. UPVC double glazed sliding door to rear garden. Wood Laminate Flooring.

Kitchen/Diner *6.45m x 2.36m (21' 2" x 7' 9")*
Fitted kitchen comprising sink with mixer tap, integrated electric hob and extractor over, intergrated double oven. UPVC window looking on to rear garden, door leading to rear garden.

Downstairs Shower Room
Three piece suite consisting of WC, wash hand basin, shower with sliding doors.

Utility Room
Space for freestanding washing machine/dryer. UPVC Double Glazed Window to side aspect. Tiled flooring.

Bedroom 4 *3.89m x 3.73m (12' 9" x 12' 3")*
UPVC double glazed window to the front aspect, radiator and a range of power points, carpet flooring

Bedroom 1 *5.23m x 3.66m (17' 2" x 12')*
UPVC double glazed window to the front aspect, radiator and a range of power points, carpet flooring

Bedroom 2 *5.31m x 2.72m (17' 5" x 8' 11")*
UPVC double glazed window to the front aspect, radiator and a range of power points, carpet flooring

Ensuite
Three piece suite consisting of WC, wash hand basin, shower with sliding doors. UPVC Double glazed window to side aspect.

Bedroom 3 *4.60m x 2.95m (15' 1" x 9' 8")*
UPVC double glazed window to the rear aspect, radiator and a range of power points, carpet flooring

Bathroom *4.19m x 2.21m (13' 9" x 7' 3")*
Four piece suite consisting of WC, wash hand basin, shower with sliding doors and bath with overhead shower. Tild flooring, storage cupboard housing the boiler.

General Information
Tenure is Freehold. EPC Rating: C. Council Tax Band: E.

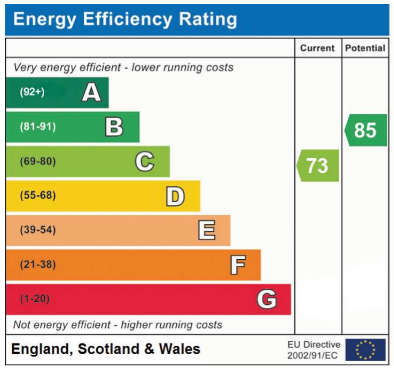
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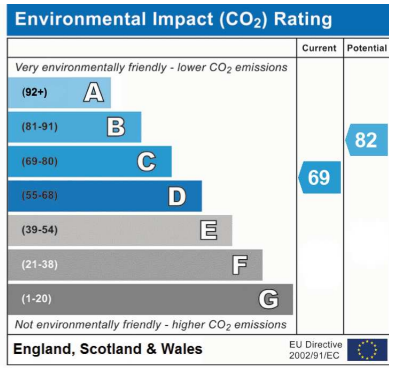
Thinking Of Selling
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