



Keystone

Estate Agents and Lettings Specialists



Clay Lane, Bamford, Rochdale

£460,000

Keystone are proud to introduce to the market this individually designed four bedroom executive detached residence offering spacious accommodation. Situated in a highly desired area of Bamford stands this outstanding property with open aspects to the rear. The property was built in 2003 with high quality fittings throughout. The property is located within walking distance of Bamford precinct, beautiful open countryside and excellent local shops, restaurants and schools (Bamford Academy & Oulder Hill Community High School) whilst having easy access to Manchester city centre, Rochdale/Bury town centres and the motorway network. This beautiful home is a credit to its current occupants and briefly comprises of a welcoming entrance hallway, housing a spindled staircase to the first floor, partially tiled downstairs guest wc, large bay fronted reception room with patio doors leading onto the breath taking rear garden. The living room features from a inglenook fireplace (flue blocked-off at present) which also has space for a dining area. The stunning family kitchen area boasts a fitted Shaker style kitchen with granite worktops, integral Bosch electric double oven, microwave and 5-ring gas hob plus extractor hood, dishwasher, tiled floor, part tiled walls and under floor heating; utility room with units & worktops to match kitchen, under floor heating to tiled floor and door to back garden. To the first floor there is a good size gallery landing with space for furniture, spindled balustrade, fitted book shelves, cylinder/airing cupboard and trap door with fold-down wooden ladders to the large loft which has carefully planned trusses allowing for ample storage or for conversion to room in the roof accommodation if desired. Master bedroom with a good range of fitted furniture also offered with a fully tiled en-suite shower room comprising large shower cubicle with plumbed-in shower, Duravit WC, Villeroy & Boch washbasin to vanity unit, part tiled walls and tiled floor., further two excellent size double bedrooms with neutral decor and a single / twin bedroom currently used as a dressing room and study with a good range of built in wardrobes and desk. The family bathroom suite with attractive villeroy & Boch suite comprising paneled bath tub with shower facility, wash basin to vanity unit and WC. Externally, this attractive family home boasts from a good size drive with parking up to several cars beyond the drive there is a detached bricked built garage with power, light & water. Attractive well maintained gardens extending to front, side and rear with grassed common land being left unfenced to take advantage of the superb open aspect. The property is benefitting from gas fired central heating system with Megafluo pressurised hot water cylinder, double glazed doors and windows throughout, intruder alarm system and flood lighting. Internal and External viewings are highly recommended to fully appreciate the size, finish and position. Contact Keystone on 01706 344 344 to arrange a viewing, to avoid disappointment before its too late!



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Entrance Hallway 3.35 x 2.55 (11'0" x 8'4")

Enter the property through the double glazed solid wooden oak door into the welcoming entrance hallway where there is space for coats, alarm panel and radiator also housing a spindled staircase to the first floor.

Reception Room 7.90 x 3.58 (25'11" x 11'9")

Bay fronted well presented reception room with patio doors leading on to the south west facing garden. The lounge features from an inglenook fireplace (flue blocked-off at present) which also has space for a dining area. The reception room boasts from neutral decor, Grey fitted carpet, radiator and upvc double glazed bay window and french doors.

Family Dining Kitchen 6.67 x 3.36 (21'11" x 11'0")

The stunning family kitchen area boasts a fitted Shaker style kitchen with granite worktops, integral Bosch electric double oven, microwave and 5-ring gas hob plus extractor hood, dishwasher, tiled floor, part tiled walls and under floor heating. This stunning kitchen has space for dining table and chairs and boasts from tiled floor, neutral decor and upvc double glazed windows.

Utility Room 3.35 x 1.83 (11'0" x 6'0")

This spacious utility room has wall and base units with granite worktops, plumbing for washing machine and dryer and back rear door.

Downstairs WC 3.35 x 1.83 (11'0" x 6'0")

Fitted with a sink and WC. There is a radiator, extractor fan and partially tiled walls and floor.

Gallery Landing 5.0 x 3.38 (16'5" x 11'1")

To the first floor there is a large gallery landing with fitted bookcase providing access to four good size bedrooms. There is space for seating area, fitted carpet, radiator and double glazed window.

Master Bedroom 4.84 x 3.36 (15'11" x 11'0")

A double bedroom with a radiator, and double glazed windows to the front elevation. Decorated to a modern finish. The master bedroom offers built in furniture and en-suite shower room.

En-Suite 3.35 x 1.74 (11'0" x 5'9")

Fitted with a modern three piece suite consisting of walk in double shower cubicle, WC, and wash hand basin. With partially tiled walls, a heated towel rail, extractor fan, and frosted window to the rear.

Bedroom Two 3.60 x 3.24 (11'10" x 10'8")

A double bedroom with a radiator, and a uPVC double glazed window to the front elevation.

Bedroom Three 3.60 x 2.40 (11'10" x 7'10")

A double bedroom with a radiator, and a uPVC double glazed window to the front elevation.

Bedroom Four 4.72 x 2.00 (15'6" x 6'7")

A good size twin bedroom which is currently occupied as a dressing room / study room with built in wardrobes and desk, neutral decor, fitted Grey carpet and double glazed window.

Family Bathroom 3.20 x 1.74 (10'6" x 5'9")

The bathroom comprises of a modern three piece suite which consists of; attractive villeroy & Boch suite comprising paneled bath tub with shower facility, wash basin to vanity unit and WC. The bathroom has partially tiled walls, extractor fan, a double glazed window to the side, and a heated towel rail.



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