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Ford Gardens

Bamford Rochdale OL11 4DZ

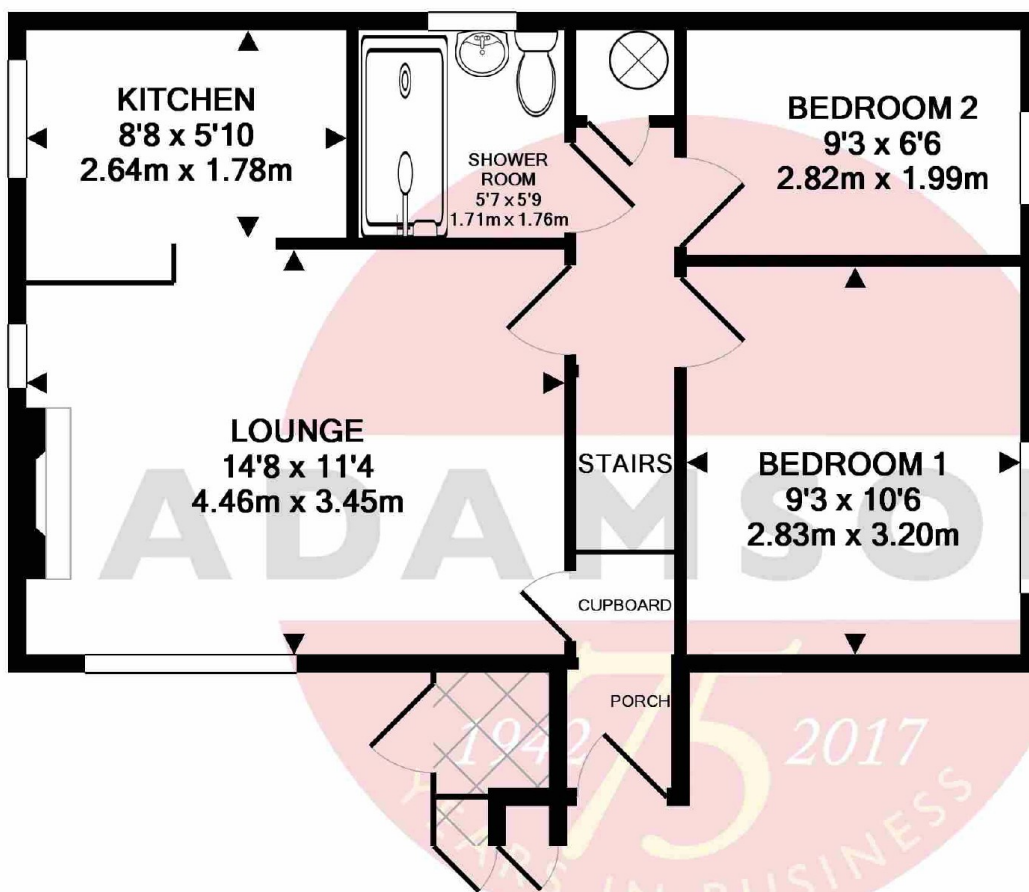
£64,950

- 2 bed 1st floor flat with stair lift
- Pleasant aspects
- Very close to shops etc.
- Over 55's development
- Lounge & open kitchen
- Modern shower room

Situated on an attractive development for "over 55's", a 2 BED FIRST FLOOR FLAT with stairlift. Pleasant aspects to both south and west and adjacent to ample parking and lawned area. There is uPVC double glazing, cavity wall insulation and Economy 7 electric heating. Conveniently located within a very short walk of the parade of shops at Oulder Hill, with shops, café and restaurants. Motorway access is approximately 2 miles away. Vacant possession available.

The accommodation comprises: ENTRANCE PORCH with adjacent meter and bin store; open plan staircase with stair lift to LANDING which has a good sized airing cupboard with hot water cylinder; LOUNGE/DINER with electric fire to surround, windows to front and side plus large cupboard above stairs; open plan KITCHEN with fitted units and small breakfast bar to lounge area; BEDROOM 1 which takes a double or twin beds and has modern fitted wardrobes; BEDROOM 2 which is a single bedroom; SHOWER ROOM with modern suite comprising large glazed shower cubicle with electric shower and grab rail, WC, washbasin, tiled walls, extractor fan and electric heater. Externally, there is AMPLE PARKING adjacent and it is proposed that re-tarmacking will take place after the circular raised bed to the front of the property is removed to improve access. Communal gardens are enjoyed.

Service Charge of £142.13 per month (as at October 2017 - September 2018); Leasehold property - current lease surrendered on the sale and the purchaser to be granted a new lease for which the legal fees are to be paid by the purchaser; Ground Rent inclusive within Service Charge; Electric storage heaters; uPVC Double Glazing; Council Tax Band 'B'; In addition to the Estate Manager who is on site in the mornings, there is a 24 hour on-call "Careline" facility.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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