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## 1 Partridge Close, Bamford



- Well Presented THREE Bed Link Detached Bungalow In Prime "Bamford" Location
  - Gas Central Heated / uPVC Double Glazed Windows
- Spacious Lounge / Dining Area And Kitchen / Rear Lean To/Sun-Room
- Lawned Front Garden / Block Paved Driveway And Attached Garage
  - Large Rear Lawned Garden And Raised Paved Patio
  - Available With NO CHAIN

£375,000

Well presented THREE bed link detached bungalow set on a large plot and located on the highly regarded "Birdie" estate in the much sought after area of Bamford. Briefly comprising of gas central heating, uPVC double glazed windows, entrance hall, leading to the lounge, dining area, kitchen and a lean to / sun room opening out to the patio and lawned garden at the rear. Three generously proportioned bedrooms along with a three-piece wet room complete the internal accommodation. Externally to the front is a lawned garden and block paved driveway with borders leading to the attached garage. To the rear is a delightful enclosed lawned garden and raised paved patio.

The property is conveniently located close to highly regarded local schools including Whitaker Moss Primary School, Bamford Academy and Oulder Hill Community School. It is also within walking distance of beautiful countryside walks, as well as a wide range of local amenities including shops, cafes and restaurants. In addition transport links and the M60 motorway network are easily accessible.

### **HALLWAY**

Spacious hallway with laminated wooden flooring and radiator.

### **LOUNGE**

4.72m x 3.44m (15'5" x 11'3")

Rear aspect with large brick clad chimney breast housing living flame gas fire, coved ceiling, T.V point, carpet flooring and radiator. Sliding patio doors lead to the rear garden.



### **DINING AREA**

3.77m x 2.61m (12'4" x 8'6")

Open aspect from the lounge to dining area with carpet flooring, coved ceiling and radiator. Open plan to kitchen.



### **KITCHEN**

2.88m x 2.30m (9'5" x 7'6")

Rear aspect with a range of wall and base units incorporating pot sink, induction electric hob with stainless steel extractor above, built in electric oven, space and plumbing in place for an automatic washing machine, laminated wooden flooring and radiator. Sliding doors to lean to/sun room.



### **LEAN TO/SUN ROOM**

3.51m x 2.53m (11'6" x 8'3")

Rear aspect with laminated wooden flooring. Double doors leading out to the rear garden and access to the attached garage.

### **BEDROOM 1**

3.80m x 3.78m (12'5" x 12'4")

Front aspect with bay window, fitted wardrobes with matching dresser, sliding fitted cupboard, coved ceiling, carpet flooring and radiator.



### **BEDROOM 2**

3.25m x 2.98m (10'7" x 9'9")

Front aspect with coved ceiling, carpet flooring and radiator.



**BEDROOM 3**

2.67m x 2.50m (8'9" x 8'2")

Rear aspect with fitted wardrobes, coved ceiling and radiator.



**WET ROOM**

Three-piece wet room comprising of shower, vanity wash-basin with fitted cupboards below and attached low-level W.C, fully tiled walls, spotlights and radiator.



**OUTSIDE**

Externally to the front is a lawned garden and block paved driveway with borders leading to the attached garage. To the rear is a delightful enclosed lawned garden and raised paved patio.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

*PLEASE NOTE: We have not checked the efficiency or operation of any services (Gas, Water, Electricity or Drainage) or any electrical, mechanical or heating appliances. All measurements taken via a sonic measure. Measurements should only be used as a guide and not for ordering any floor coverings or carpets. **Viewing Strictly By Appointment Only***

GROUND FLOOR  
1057 sq.ft. (98.2 sq.m.) approx.



THREE BED LINK DETACHED BUNGALOW

TOTAL FLOOR AREA: 1057 sq.ft. (98.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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