



64 Bamford Way
Bamford | OL11 5JL



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Overview

- Extended Detached Family Home
- Potential To Extend Further
- Six Bedrooms
- Four Reception Rooms
- Modern Breakfast Kitchen
- En-Suite & Family Bathroom
- Large Driveway & Garage
- Front & Rear Gardens
- Highly Sought-After Location
- In The Heart Of Bamford
- Spacious Family Home



A substantially extended detached family home situated in a highly sought-after location in the heart of Bamford

Located within walking distance of Ofsted rated 'excellent' locals schools, Bamford and Oulder Hill precincts, pubs and restaurants whilst having easy access to Manchester city centre, Rochdale and Bury town centres and the motorway network.

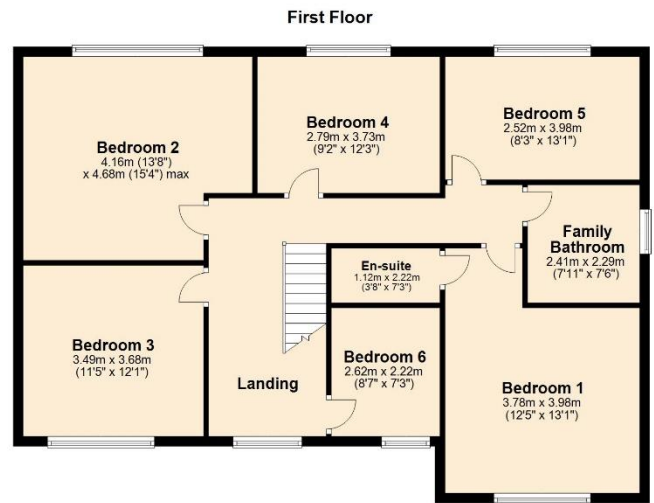
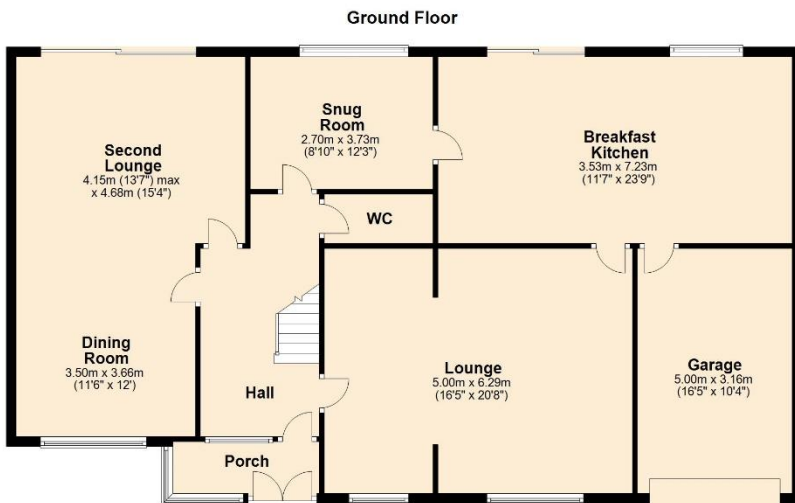


The extremely spacious residence offers superb family living accommodation with the potential to be extended further over the garage (subject to relevant planning permissions). Internally, the well-presented property briefly comprises of a porch, hall, downstairs w/c, four reception rooms, modern breakfast kitchen, six bedrooms, en-suite shower room and family bathroom. The property benefits from having gas central heating and uPVC double glazing.



Set back from the road, the detached property affords a large block paved driveway to the front leading to a single garage with up and over door. A lawn garden with flower bed borders can also be found at the front of the property. A private low maintenance garden with block paving and lawn with flower bed borders.

The property is Freehold.



Reside Estate Agency
Plan produced using PlanUp.

4 Smith Street, Rochdale
Lancashire, OL16 1TU

Tel: 01706 356633

Email: enquiries@reside.agency

www.reside.agency







"Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale".