



r RESIDE

3 Broadhalgh Avenue | Bamford | Rochdale OL11 5LW

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Nestled in a prestigious and highly sought-after area, this character bungalow presents a unique opportunity for those with a vision for modernisation and expansion. As you approach the property, the charm of its vintage façade is evident, hinting at the potential that lies within.

The bungalow boasts a generous and meticulously landscaped South-facing garden, providing a private oasis bathed in sunlight throughout the day. The expansive outdoor space not only offers a serene escape but also presents an excellent canvas for creative landscaping or the addition of outdoor amenities.

Ample parking space greets you at the front, a practical feature that ensures convenience for residents and guests alike. The possibilities for transforming this space into a welcoming driveway or enhancing it with lush greenery only add to the property's potential.

Stepping inside, the bungalow reveals versatile accommodation that can be adapted to suit various lifestyles. The current layout may be in need of a modern touch, but the bones of the property are solid, offering a sturdy foundation for renovation. High ceilings, characteristic architectural details, and large windows contribute to the charm and character of the home.

For those with aspirations of grandeur, the property holds the promise of extension. With the potential to expand and redefine

spaces, the bungalow can be transformed into a contemporary masterpiece while maintaining its timeless appeal. Whether it's adding extra bedrooms, a spacious living area, or creating an open-plan layout, the possibilities for customisation are vast.

This property is a blank canvas awaiting the touch of a discerning buyer who can recognise its potential and turn it into a modern haven while preserving the allure of its classic features. In a location where homes are in high demand, this bungalow is not just a residence; it's an investment in a lifestyle that balances tradition with contemporary living. With its expansive garden, ample parking, and the potential for versatile accommodation and extension, this property invites you to reimagine and redefine luxurious living in a coveted community.



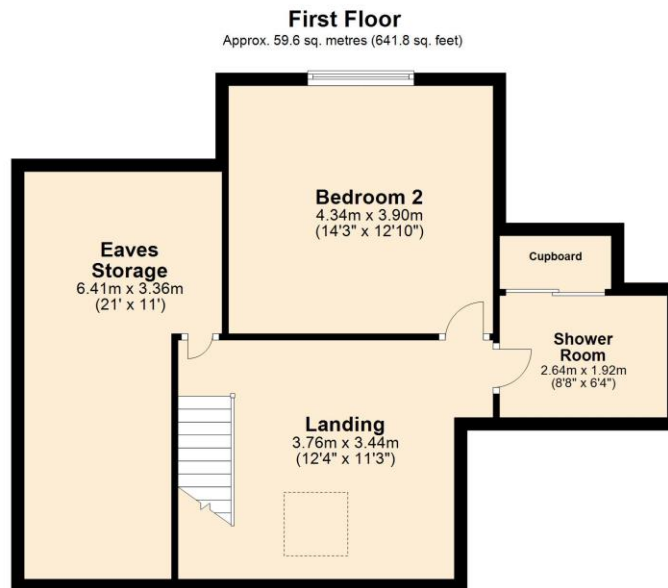
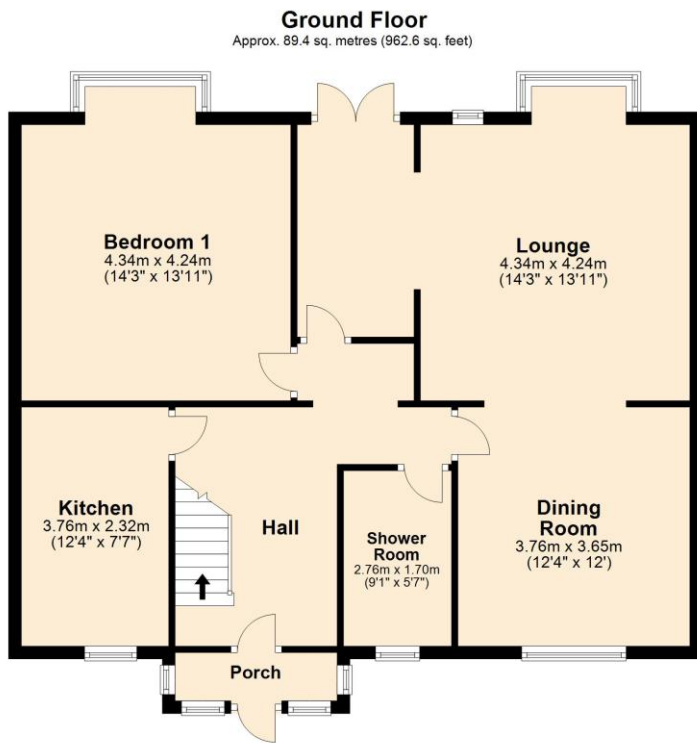
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To view this property call Reside on **01706 356633**





Total area: approx. 149.1 sq. metres (1604.4 sq. feet)

Reside Estate Agency
Plan produced using PlanUp.



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"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".