



 RESIDE

19 York Avenue | Bamford | Rochdale OL11 5HL

[www.reside.agency](http://www.reside.agency)





# 19 York Avenue

## Bamford | OL11 5HL

Introducing this extended detached family home, nestled at the head of a quiet cul-de-sac in the heart of Bamford, offering an ideal blend of spacious living accommodation and the potential for further expansion.

Upon entering, you are greeted by a warm and inviting atmosphere, with the focal point being the expansive open-plan kitchen. Bathed in natural light from large windows and skylights, this culinary haven boasts ample space for cooking, dining, and entertaining. The modern design seamlessly integrates sleek countertops, high-end appliances, and abundant storage, creating a functional and stylish environment for everyday living.

Stepping outside, the expansive garden offers endless possibilities for outdoor enjoyment and expansion. Whether it's creating a tranquil oasis with lush landscaping, adding a play area for children, or constructing additional living space, the vast grounds provide ample room for customisation and enhancement.

Adjacent to the kitchen, the generously sized living areas provides a comfortable retreat for relaxation and social gatherings. With its seamless flow and airy ambiance, this space is perfect for unwinding after a long day or hosting guests for special occasions.

Located in a highly desirable cul-de-sac, this residence offers a peaceful and private setting while remaining conveniently close to amenities, schools, and transportation links. With its combination of modern comforts, potential for expansion, and prime Bamford location, this property presents a rare opportunity to create your dream family home. Don't miss your chance to make this exceptional residence your own. Schedule a viewing today!

The property features multiple bedrooms, offering flexibility for growing families or accommodating guests. Each room is thoughtfully appointed with plush carpeting, built-in storage, and large windows, ensuring comfort and tranquillity throughout.



RESIDE







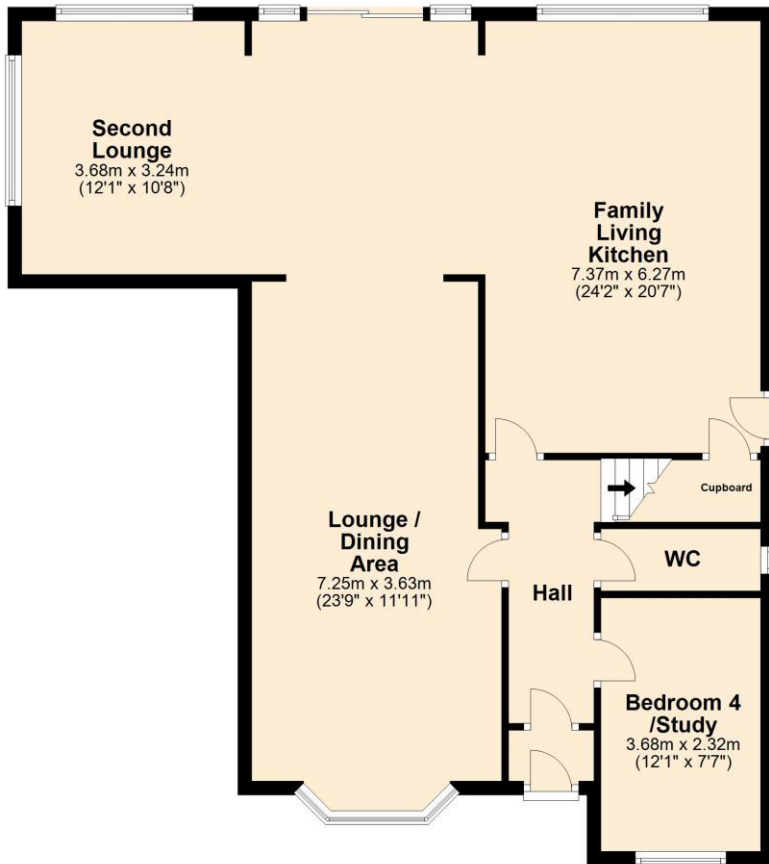
To view this property call Reside on **01706 356633**





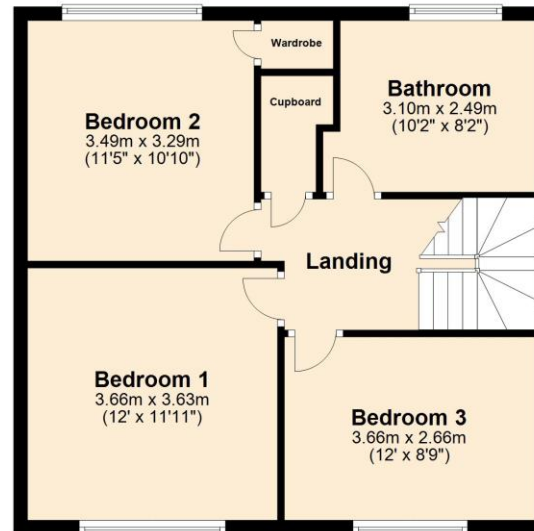
## Ground Floor

Approx. 96.5 sq. metres (1038.2 sq. feet)



## First Floor

Approx. 53.7 sq. metres (577.7 sq. feet)



Total area: approx. 150.1 sq. metres (1615.9 sq. feet)

Reside Estate Agency  
Plan produced using PlanUp.



4 Smith Street, Rochdale  
Lancashire, OL16 1TU

Tel: 01706 356633

Email: [enquiries@reside.agency](mailto:enquiries@reside.agency)

[www.reside.agency](http://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".