



# 20 Fieldhead Avenue

Bamford | OL11 5JU



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## Overview

- Extended Semi-Detached House
- Potential To Extend
- Three Bedrooms
- Two / Three Reception Rooms
- Fitted Kitchen
- In Need Of Modernisation
- Long Driveway To Side
- Gardens To Front & Rear
- Fantastic Potential
- Sought-After Location
- Ideal Family Home

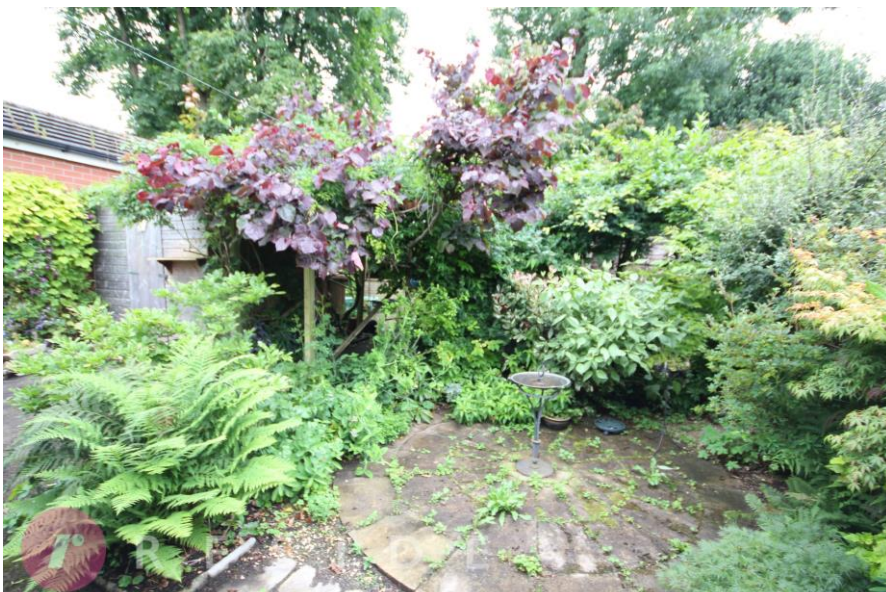


## Extended Three Bedroom Semi-Detached House In Need Of Modernisation

In need of modernisation, this extended semi-detached house offers fantastic potential whilst situated in a highly sought-after location in the heart of Bamford and within walking distance of Ofsted rated 'excellent' local schools, Bamford and Oulder Hill precincts, cafes, pubs and restaurants whilst having easy access to Rochdale/Bury town centres and the motorway network.



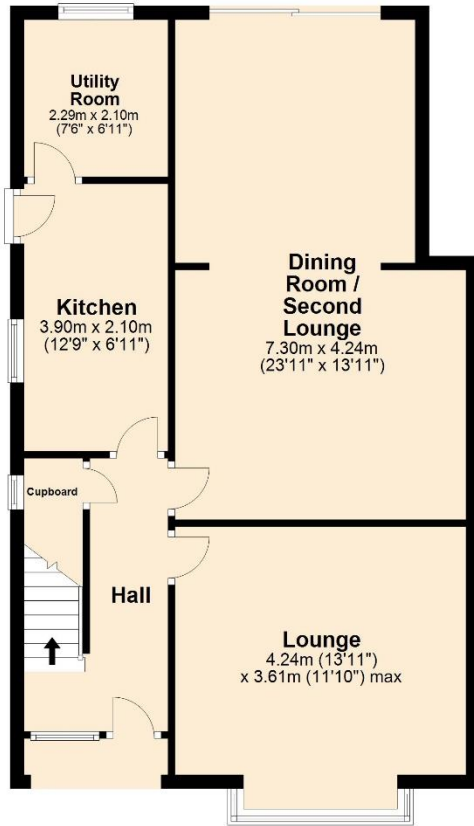
Internally, the spacious family home may require some updating but offers ideal family living accommodation comprising of an entrance hall, two / three reception rooms, kitchen, utility room, three bedrooms, three-piece bathroom and a separate wc. The property also benefits from having gas central heating and a mixture of double and single glazing.



Well stocked gardens to both the front and rear with a long driveway to the side of the home.

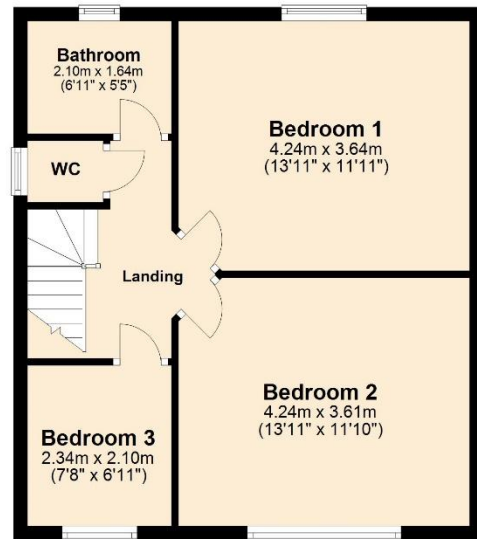
### Ground Floor

Approx. 68.7 sq. metres (739.5 sq. feet)



### First Floor

Approx. 47.4 sq. metres (509.9 sq. feet)



Total area: approx. 116.1 sq. metres (1249.4 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)

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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".