



 RESIDE

1 Highlands Close | Bamford | Rochdale OL11 5PD

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Welcome to this charming three-bedroom detached true bungalow, brimming with fantastic potential and nestled on a spacious corner plot in the highly sought-after heart of Bamford.

This delightful property offers an exceptional opportunity for those looking to create their dream home, with the added possibility of a loft conversion (subject to planning permission), further enhancing the living space.

home, adding extra bedrooms, a master suite, or a home office, depending on your needs.

In addition to the interior space, the property benefits from a spacious driveway, providing ample off-road parking, and a double garage for added convenience. Situated on a generous corner plot, the property is surrounded by mature gardens, providing ample outdoor space for relaxation and recreation.

The bungalow features three well-proportioned bedrooms, each filled with natural light, making them comfortable and inviting. The living spaces are thoughtfully designed, with a large lounge area and conservatory that overlooks the gardens and a separate dining area perfect for family gatherings. The kitchen, though functional, offers potential for modernisation, allowing you to create a space tailored to your needs.

Located in the sought-after area of Bamford, this bungalow is within close proximity to local amenities, reputable schools, and excellent transport links, making it an ideal choice for families, downsizers, or those looking to create their dream home in a prime location. Don't miss the opportunity to explore the full potential this property has to offer!

One of the standout features of this property is its fantastic potential for a loft conversion. With ample roof space, the bungalow could easily be transformed into a larger family



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



Ground Floor

Approx. 144.8 sq. metres (1558.9 sq. feet)



Total area: approx. 144.8 sq. metres (1558.9 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".