



1 Porritt Close

Bamford | OL11 5HQ



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Overview

- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Four-Piece Bathroom
- Driveway To Side
- Gardens To Front & Rear
- In The Heart Of Bamford
- No Chain
- Highly Sought-After Location
- Ideal Family Home



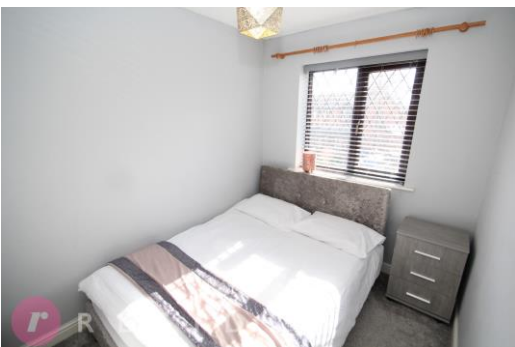
Three Bedroom Semi-Detached House In The Heart Of Bamford

Situated on a modern development in the heart of Bamford, this semi-detached house is 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 home is extremely well-presented throughout and offers ideal first-time buyer or young family living accommodation comprising of an entrance hall, two reception rooms, fitted kitchen with appliances, three bedrooms and a three-piece modern bathroom.

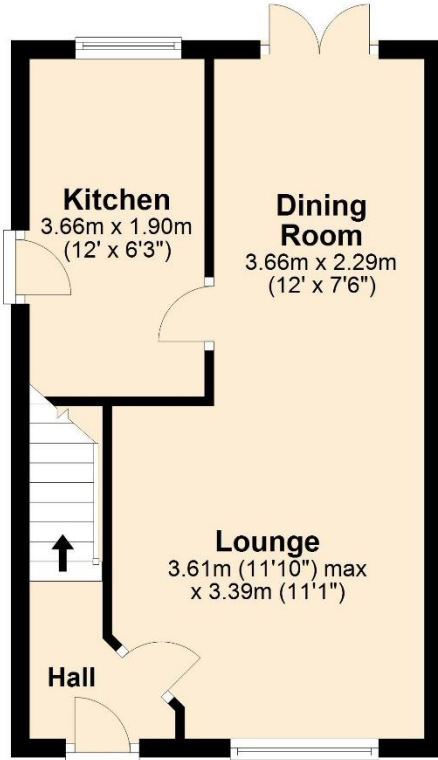
The property benefits from having gas central heating and upvc double glazing throughout.



Situated on a popular development, the home has ample off-road parking to the side, garden at the front and an extensive garden at the rear with a raised seating area.

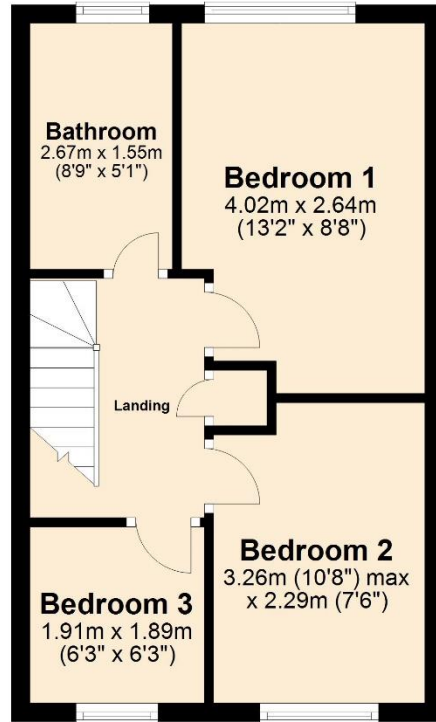
Ground Floor

Approx. 31.6 sq. metres (340.1 sq. feet)



First Floor

Approx. 31.6 sq. metres (340.1 sq. feet)



Total area: approx. 63.2 sq. metres (680.2 sq. feet)

Reside Estate Agency
Plan produced using PlanUp.

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     [rightmove](https://www.rightmove.co.uk) [Zoopla](https://www.zoopla.co.uk) [PrimeLocation.com](https://www.primelocation.com)

"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."