



18 Arnside Drive

Bamford | OL11 5HS



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Overview

- Detached Family Home
- Recently Refurbished
- Three Bedrooms
- Spacious Lounge / Dining Area
- Modern Four-Piece Bathroom
- Extensive Rear Garden
- Ample Off-Road Parking
- Excellent Corner Plot
- Tucked Away
- In The Heart Of Bamford
- Sought-After Location

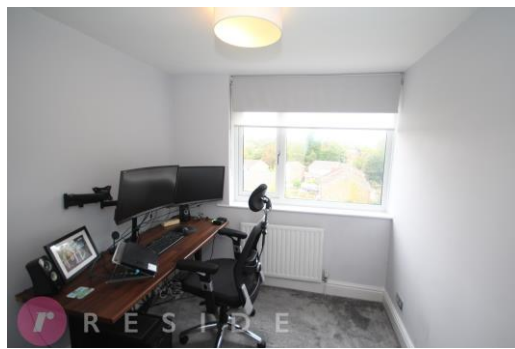


Three Bedroom Detached House Situated Tucked Away On A Corner Plot

Located in the heart of Bamford, this detached family home is situated 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.



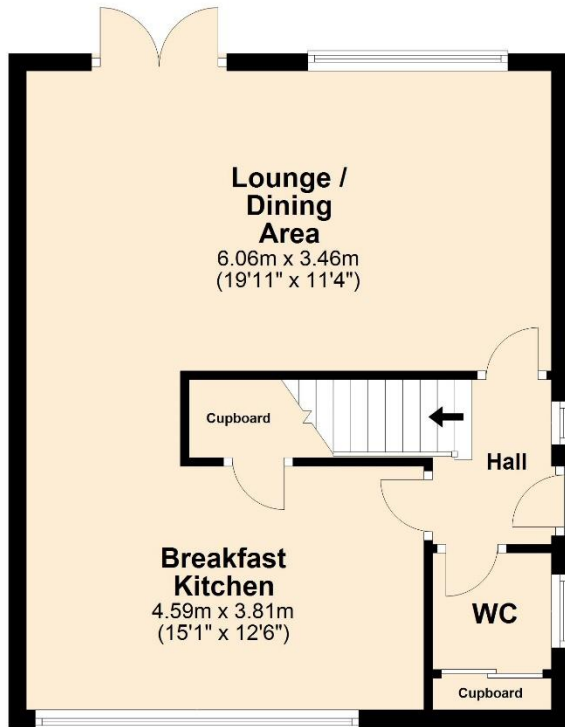
Internally, this well-presented home offers superb family living accommodation comprising of an entrance hall, downstairs wc, spacious lounge / dining area, fabulous breakfast kitchen with integrated appliances, three bedrooms and a modern four-piece family bathroom. The property benefits from having gas central heating and upvc double glazing throughout.



Sitting at the head of the cul-de-sac, this detached family home has ample off-road parking at the front and side with the driveway that leads to a detached single garage. The property is not overlooked and occupies a corner plot with private lawn gardens and raised decking area.

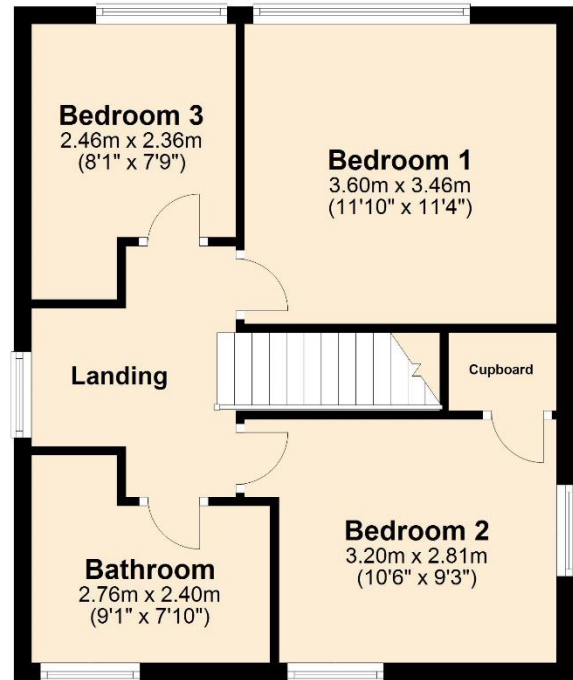
Ground Floor

Approx. 44.0 sq. metres (473.5 sq. feet)



First Floor

Approx. 44.6 sq. metres (480.1 sq. feet)



Total area: approx. 88.6 sq. metres (953.7 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."