



22 Hawthorn Road

Bamford | OL11 5JQ

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Overview

- Extended Detached House
- Four Bedrooms
- Three Reception Rooms
- Fantastic Potential
- Shower Room & Separate WC
- Large Conservatory
- Potential To Extend Further
- Ample Off-Road Parking
- South Facing Rear Garden
- No Chain
- Highly Sought-After Location



Four Bedroom Detached House With No Chain

Offering fantastic potential, this extended detached family home is situated on a highly sought-after development in the heart of Bamford whilst also on the doorstep of Norden village and Ofsted rated 'excellent' local schools, pubs, cafes and restaurants yet still having easy access to Rochdale and Bury town centres and the motorway network.



Internally, the home boasts spacious family living accommodation comprising of an entrance hall, downstairs wc, two/three reception rooms, conservatory, fitted kitchen, utility room, study, four bedrooms, shower room and separate wc.

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

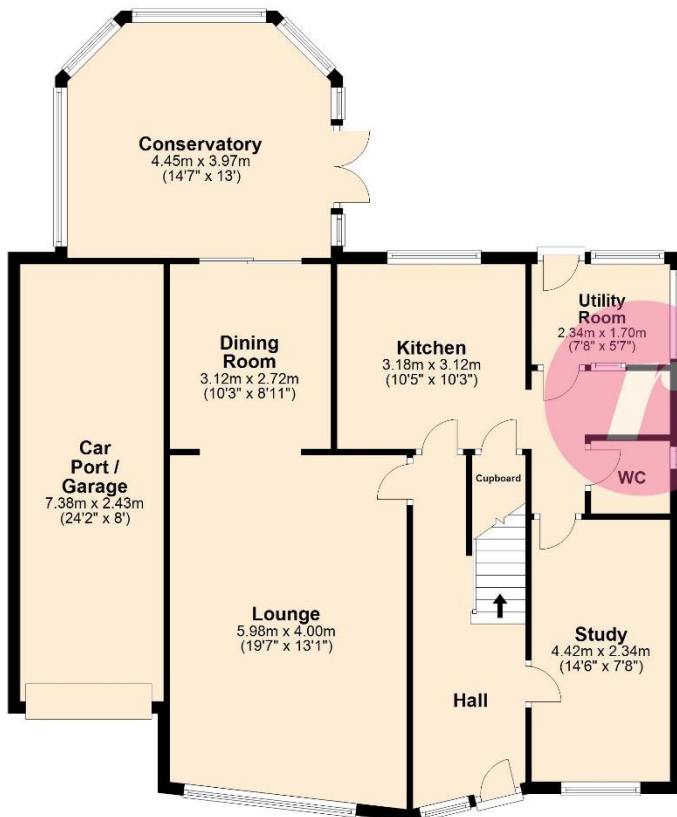


The family home boasts ample off-road parking at the front for several cars and a private South facing garden at the rear. There is also a car port / garage located at the side of the home which can be used as additional storage or secure parking.

The property is Freehold!

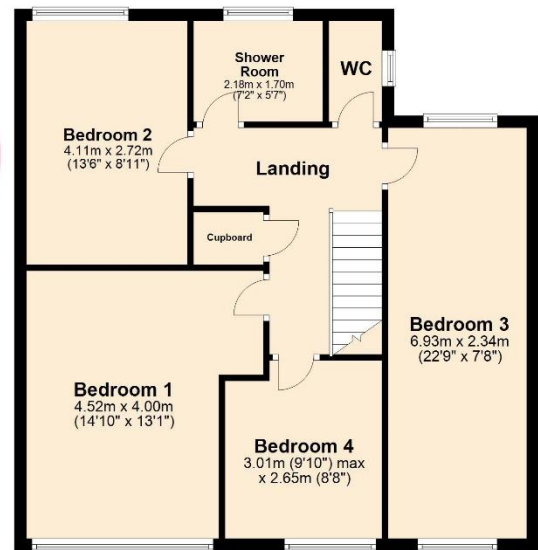
Ground Floor

Approx. 111.0 sq. metres (1194.6 sq. feet)



First Floor

Approx. 69.3 sq. metres (745.8 sq. feet)



Total area: approx. 180.3 sq. metres (1940.4 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".