



10 Beechfield Close

Bamford | OL11 5QG

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Overview

- Recently Refurbished
- Mid-Town House
- Three Bedrooms
- Single Driveway To Front
- Detached Single Garage
- Additional Parking For Two Cars
- Private Rear Garden
- Sought-After Development
- In The Heart Of Bamford
- Ideal Family Home
- No Chain



Three Bedroom Mid-Town House Situated In The Heart Of Bamford

Situated in the heart of Bamford, this recently refurbished mid-town house offers ideal young family living accommodation whilst also located 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.



The property has been very well-maintained throughout and benefits from a new roof, windows & doors, gas c/h boiler and carpets/flooring.

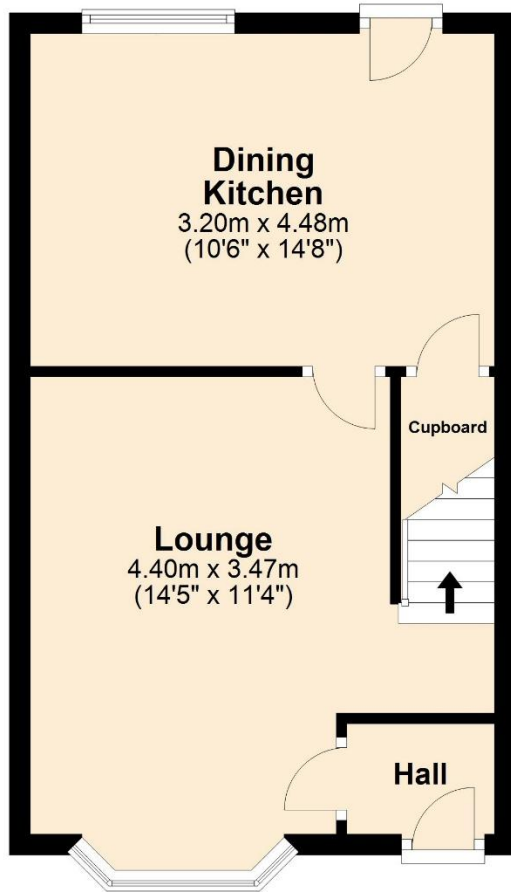
Internally, the accommodation briefly comprises of an entrance hall, lounge, fitted dining kitchen, three bedrooms and three-piece bathroom.



There is a well-stocked garden located at the rear of the home. The property benefits from having ample off-road parking with a single driveway situated at the front and additional parking next to and in front of the detached garage.

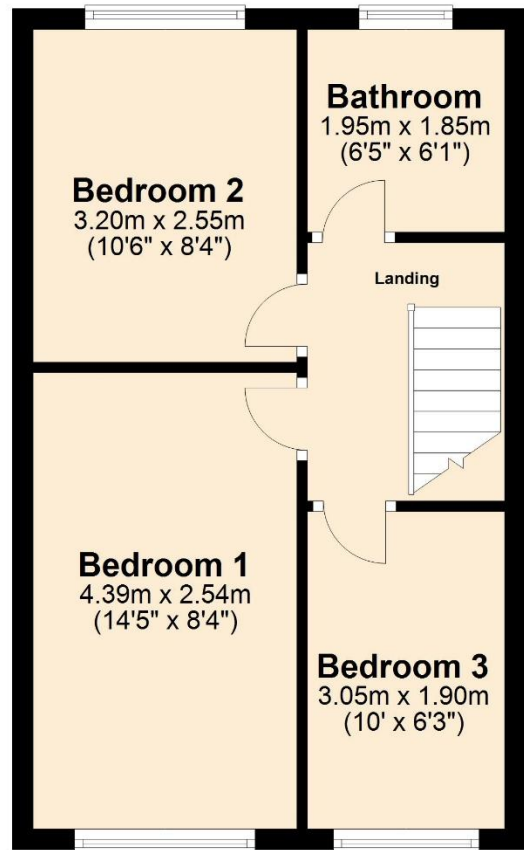
Ground Floor

Approx. 34.7 sq. metres (373.0 sq. feet)



First Floor

Approx. 34.8 sq. metres (375.0 sq. feet)



Total area: approx. 69.5 sq. metres (748.0 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".