



 RESIDE

70 Broadhalgh Avenue | Bamford | Rochdale OL11 5LW

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70 Broadhalgh Avenue

Bamford | OL11 5LW

Peacefully positioned on the private Broadhalgh Avenue, a historic local coaching lane, this fabulous property could be your forever home!

Enter through the front door, opening to a light, bright and airy entrance hall with tiled floor extending beneath and giving access to the main lounge, dining room, breakfast kitchen and home office/study. To the rear, the main lounge seamlessly connects to a superb conservatory that overlooks the rear garden. Adjoining to the main lounge, the breakfast kitchen. Light and bright, this kitchen offers an abundance of storage within its many cupboards and drawers, furnished with an array of integrated appliances including a range cooker. Further storage can be found in the utility room. A central island topped with a granite worktop offers an excellent place for everyday eating. From the kitchen, return to the entrance hall to find the dining room, another bright and bountiful space, decorated in neutral tones. Across the hall, a home office/study can be found with fitted storage. Completing the ground floor living accommodation is a downstairs WC.

Heading upstairs, and into the principle suite you are first greeted by the main bedroom with fitted wardrobes, a dressing room with ample wardrobe space and four-piece en-suite bathroom. From here, there are three further well-proportioned bedrooms. The second bedroom also boasts fitted wardrobes and an en-suite. The remaining bedrooms are served by a contemporary three-piece bathroom containing a bath, wash hand basin and WC.

An accommodating home even from the outside, there is ample space for several cars, in addition to an integral garage with door and pedestrian access to the home via the utility room. The neat & tidy lawns to the front and rear are both extremely well maintained, with a large patio area at the rear providing pockets of sunshine and shade in which to recline and relax. Hedge borders add privacy to the already private gardens which back onto an open aspect.

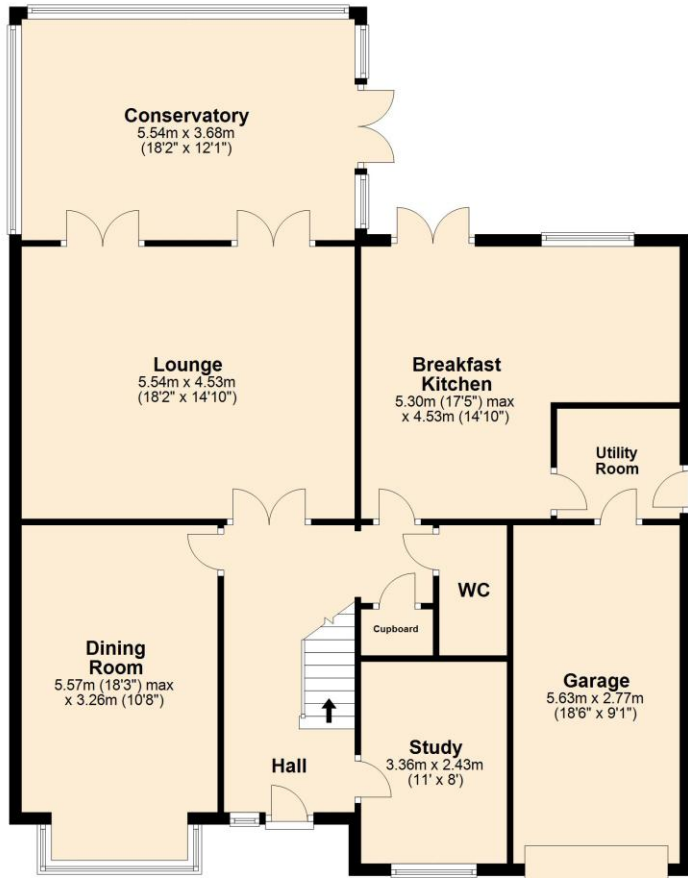




To view this property call Reside on **01706 356633**

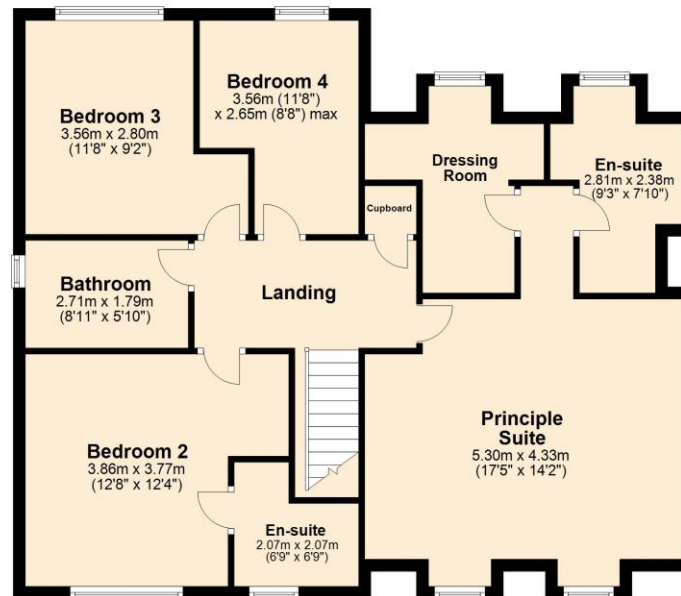
Ground Floor

Approx. 129.3 sq. metres (1391.5 sq. feet)



First Floor

Approx. 92.9 sq. metres (1000.0 sq. feet)



Total area: approx. 222.2 sq. metres (2391.5 sq. feet)



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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".