



22 Plover Close

Bamford | OL11 5PU

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Overview

- Detached Family Home
- In The Heart Of Bamford
- Three Bedrooms
- Two Reception Rooms
- Newly Fitted Kitchen
- Superb Conservatory
- Modern Family Bathroom
- Driveway To Side
- Detached Garage
- South Facing Rear Garden
- Ideal Family Home



Three Bedroom Detached Family Home In The Heart Of Bamford

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



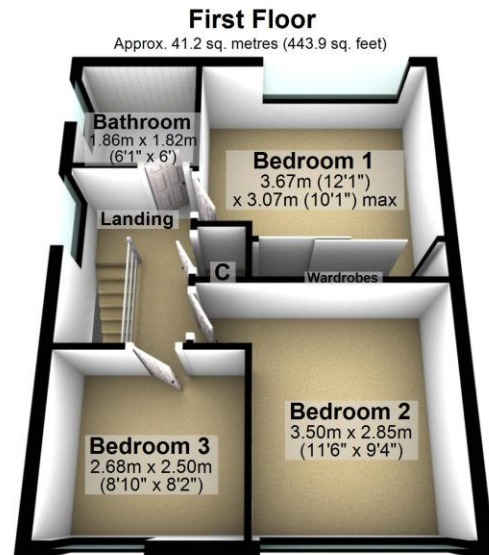
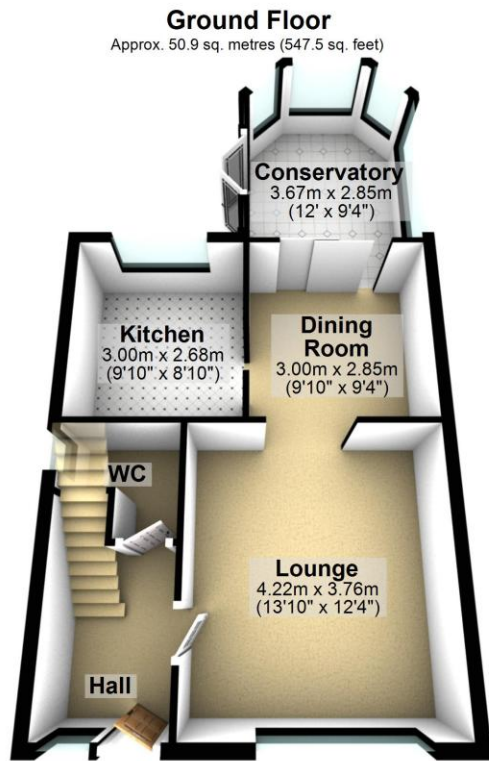
Internally, the home offers ideal family living accommodation comprising of an entrance hall, downstairs wc, two reception rooms, a fitted kitchen, conservatory, three bedrooms and a modern family bathroom.

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



Set in a quiet residential development, the property boasts a driveway to the side that leads to a detached single garage with power and light.

To the rear, a beautiful South facing garden with a well-maintained lawn, flower bed borders and patio.



Total area: approx. 92.1 sq. metres (991.4 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".