



OAKWOOD COTTAGE BAMFORD ROAD
Heywood, OL10 4AG
Auction Guide £300,000

OAKWOOD COTTAGE BAMFORD ROAD

Property at a glance

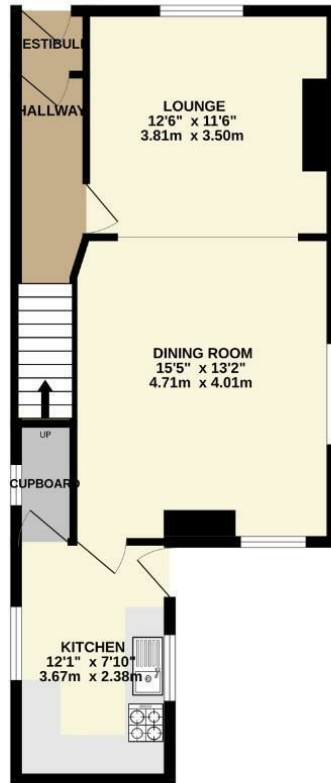
- DETACHED HOUSE IN APPROX. 1/3 ACRE
- COMMERCIAL BUILDING OVER 1,400 SQ FT
- LOCATED ON HEYWOOD/BIRTLE/BAMFORD BORDER
- OFFERING GREAT DEVELOPMENT POTENTIAL
- VIEWS OVER ASHWORTH VALLEY
- LOCATED OFF A PRIVATE GATED ACCESS FROM BAMFORD ROAD

For sale via Pearson Ferrier Auctions starting Tuesday 13th May, bidding will be on the Pearson Ferrier website and you can register to bid now. A great Freehold development opportunity that must be viewed to fully appreciate (please also see video). The site is approx. 1/3 acre and has a detached house with extensive gardens and a commercial building which is over 1,400 sq ft with parking. The commercial building was let as three commercial units in the past. The site would be of interest to owner occupiers with the potential to locate your own business there, or investors who could potentially develop the site subject to planning and the usual consents. The site is on the Heywood/Bamford/Birtle borders and is accessed from Bamford Road via a private gated entrance. It does have views to the front over Ashworth Valley. The house comprises three bedrooms, bathroom, W.C., lounge, dining room, kitchen, hallway and vestibule. The garage is split in to three inter connecting units with power and lighting, a mechanics pit and three separate external entrances. Buyers are advised to check the legal pack before bidding, this will be available on the Pearson Ferrier website via the bidding window on the property when available. Any changes to the details will be updated on the Pearson Ferrier website before the auction.





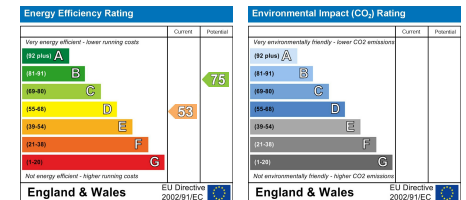
GROUND FLOOR
516 sq.ft. (47.9 sq.m.) approx.



1ST FLOOR
516 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA : 1032 sq.ft. (95.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan.co.uk



Bury Office
435/7 Walmersley Road, Bury, Lancashire, BL9 5EU
Telephone: 0161 764 4440
Fax: #
Email: bury@pearsonferrier.co.uk

www.pearsonferrier.co.uk



All statements contained in these particulars are for indicative purposes only and are made without responsibility on the part of Pearson Ferrier and the vendors of this property and are not to be relied on as statements or representations of fact. Potential purchasers should satisfy themselves by inspection or otherwise as to the accuracy of such details contained in these particulars.