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207 BURY & ROCHDALE OLD ROAD  
Heywood, OL10 4BQ  
Offers Over £350,000



# 207 BURY & ROCHDALE OLD ROAD

## Property at a glance

- FREEHOLD DETACHED TRUE BUNGALOW
- OPEN VIEWS TO THE REAR ACROSS ADJACENT FARMLAND
- GENEROUSLY PROPORTIONED ROOMS
- THREE DOUBLE BEDROOMS
- GREAT SIZED PLOT
- GAS CENTRAL HEATING & DOUBLE GLAZING
- ADDITIONAL GARDEN AREA WITH POTENTIAL TO DEVELOP (SUBJECT TO APPROVALS)
- GATED ON SITE PARKING
- NO ONWARD CHAIN

A most imposing and very much understated detached FREEHOLD bungalow in a desirable location on the outskirts of Bamford and Bury with far reaching views to the rear across neighbouring farmland. The property has been extended, quite substantially, to the rear to create rather unique accommodation. With gas central heating and upvc double glazing the accommodation briefly comprises: entrance porch, inner hall, Lounge, kitchen, utility area, dining room, bathroom and three double bedrooms. To the outside there are gated gardens to the front together with secure parking and to the rear a fabulous lawned rear garden adjoining open farmland. In addition there is a large garden plot (currently requiring some landscaping) with direct access from the rear gardens and with access from Gristlehurst Lane. There may well be a possibility to develop this area of the garden subject to obtaining necessary approvals.

Tenure - Freehold  
Council Tax Banding - C  
EPC Rating - D



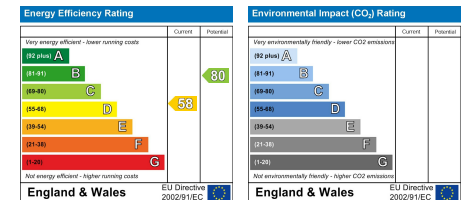




GROUND FLOOR  
1255 sq.ft. (116.6 sq.m.) approx.



TOTAL FLOOR AREA: 1201sq.ft. (111.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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.  
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