



Curlew Close, Bamford, Rochdale OL11

- NO CHAIN
- IN NEED OF SOME MODERNISATION
- SITUATED ON QUIET CUL-DE-SAC
 - EXPANSIVE PLOT
 - DOWNSTAIRS WC
- DESIRABLE LOCATION OF BAMFORD
 - DETACHED GARAGE
 - PRIVATE REAR ASPECT
 - CONSERVATORY
 - IDEAL FAMILY HOME

Price £300,000

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Hunters introduce for sale this excellent opportunity to purchase a three bedroom detached property situated on a peaceful cul-de-sac in the highly sought after area of Bamford. Boasting generous proportions and offering endless potential for this family home, the property stands on an expansive plot enveloped by meticulously maintained lawns at the front, side, and rear, ensuring privacy. Complemented by a double driveway and detached garage for added convenience.



Upon entering the property, you are greeted by a welcoming entrance hallway leading seamlessly to a practical downstairs WC. The spacious lounge, adorned with double doors, seamlessly merges into the expansive kitchen/dining room, offering a delightful transition to the charming conservatory.



Upstairs reveals a well appointed three generously proportioned bedrooms. The master bedroom, adorned with fitted wardrobes, provides ample storage solutions, enhancing functionality. Completing the first floor is a shower room, complete with WC and hand wash basin.



Bamford offers excellence within the Rochdale landscape, celebrated for its excellent local schools, amenities and convenient access to both Rochdale and Bury, residents enjoy the best of both worlds seamless connectivity and a strong sense of community.



Offered with vacant possession, early viewing is strongly recommended to fully appreciate the potential that this inviting property has to offer.

Tenure: Leasehold - 951 years remaining

Ground Rent: TBC

Council Tax Band: D

EPC: C



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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

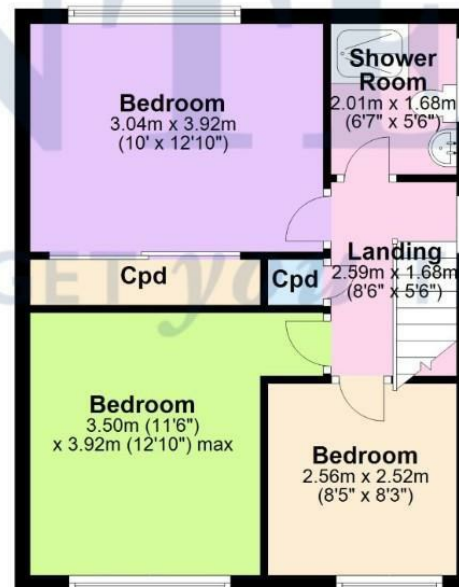
Ground Floor

Approx. 53.7 sq. metres (577.7 sq. feet)



First Floor

Approx. 41.9 sq. metres (451.1 sq. feet)



Outbuilding

Approx. 13.5 sq. metres (145.3 sq. feet)



Total area: approx. 109.1 sq. metres (1174.0 sq. feet)

Disclaimer - This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source. Plan produced using PlanUp.

Viewing

Please contact our Hunters North Manchester Office on 0161 637 4083 if you wish to arrange a viewing appointment for this property or require further information.



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