



793 Bury Road | Bamford | Rochdale OL11 4BB

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Set in a prime location in the heart of Bamford this larger than average and extended mid-terraced home offers generous living space, a superb South-facing garden and the added benefit of a detached single garage to the rear.

Heading inside, a warm and inviting front lounge boasts excellent natural light with elevated outlooks, and a relaxing ambience. Perfectly suited for both everyday living and evening retreat. Heading through into the heart of the home: a spacious, well-appointed kitchen and breakfast area, ideal for casual dining and entertaining. Designed for practicality and style, this sociable space seamlessly flows through to the sitting room that provides a versatile second reception space - ideal as a family room, snug or home office area.

Upstairs offers two generously sized double bedrooms, each well-proportioned and filled with natural light, creating calm and comfortable sleeping spaces served by a bathroom with modern fittings, offering a relaxing environment to unwind.

A true highlight of the home is the South-facing rear garden that captures the sun throughout the day, offering a private and serene outdoor retreat perfect for dining, gardening or quiet relaxation. Also located to the rear, is the detached garage that provides excellent storage or secure parking - an invaluable feature in this central Bamford setting. The property also enjoys convenient on-street parking within the bays directly in front of the home.

Positioned in the heart of Bamford, the property sits moments from local amenities, excellent schools, scenic walks and reliable transport links. This address offers the perfect balance of convenience, community and lifestyle.

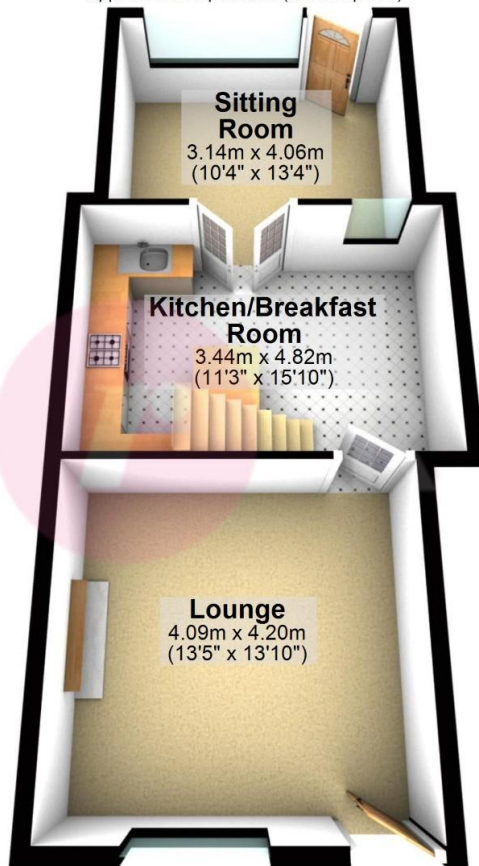




To view this property call Reside on **01706 356633**

Ground Floor

Approx. 47.3 sq. metres (509.3 sq. feet)



First Floor

Approx. 34.2 sq. metres (367.8 sq. feet)



Outbuilding

Approx. 17.2 sq. metres (185.1 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".