



7 Chester Avenue

Bamford | OL11 5LY

Overview

- Pre War Detached House
- Three Bedrooms
- Three Reception Rooms
- Rare Opportunity
- Fantastic Potential
- South Facing Rear Garden
- Large Driveway
- In The Heart Of Bamford
- Detached Garage
- No Chain



Pre-War Detached Residence In The Heart Of Bamford

Reside are delighted to present a rare opportunity to purchase, this pre-war detached residence sitting in the heart of Bamford. Located on a highly sought-after avenue, your future forever home is set within walking distance of Ofsted rated 'excellent' local schools, Bamford and Oulder Hill precincts, cafes, pubs and restaurants whilst having easy access to Rochdale/Bury town centres and the motorway network.



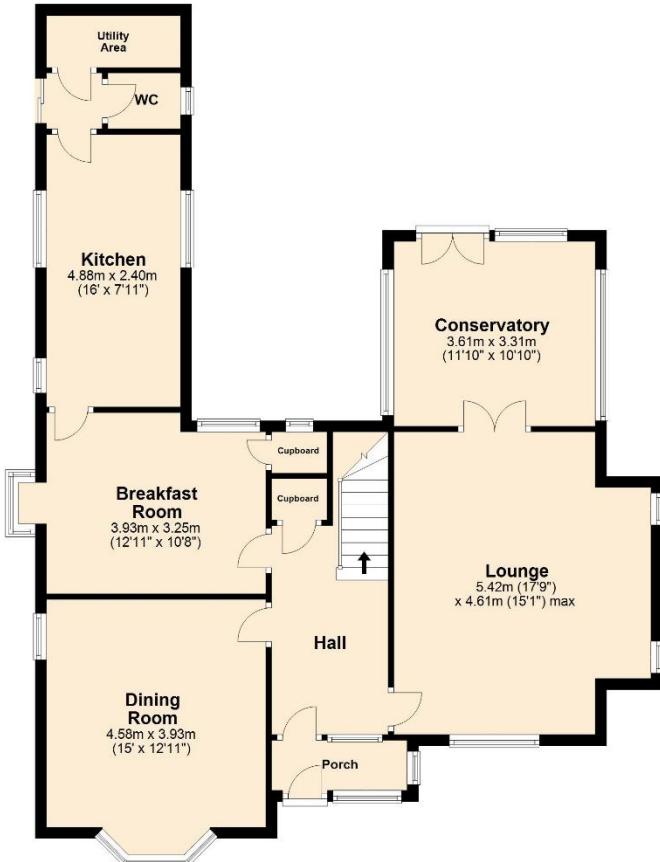
Internally, the property keeps a lot of its original features and is filled with character whilst boasting spacious and versatile living accommodation comprising of an entrance porch & hallway, three reception rooms, a fitted kitchen with utility area and downstairs wc. Heading upstairs, there are three bedrooms that could easily become four that are all served by a family bathroom and separate wc.



Occupying a prominent position, the detached family home has ample parking to the side with its driveway and detached tandem garage. The South facing garden at the rear offers an ideal outdoor living space for family activities with a lush lawn, tall hedges for privacy, flower bed borders and patio. The garden is extremely spacious and offers fantastic scope for extension, subject to planning.

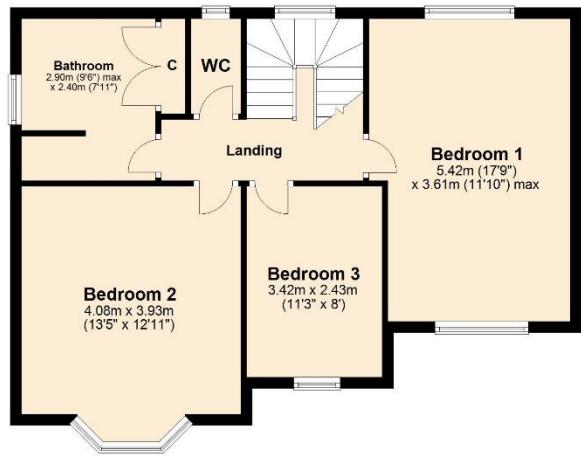
Ground Floor

Approx. 96.0 sq. metres (1032.9 sq. feet)



First Floor

Approx. 62.6 sq. metres (673.5 sq. feet)



Total area: approx. 158.5 sq. metres (1706.5 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".