



5 Greenshank Close

Bamford | OL11 5QE

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Overview

- Detached Family Home
- Four Bedrooms
- In Need Of Modernisation
- Spacious Lounge/Dining Area
- Potential To Extend, Subject To Planning
- Large Corner Plot
- South Facing Rear Garden
- Double Driveway & Garage
- Sought-After Location
- No Chain



Four Bedroom Detached House In Bamford With Fantastic Potential

Located in the heart of Bamford, this detached family home boasts an excellent plot with fantastic potential. Situated on a highly sought-after development, the property is within walking distance of Ofsted rated 'Outstanding' schools, pubs, cafes and restaurants yet with easy access to Rochdale & Bury town centres and only a short journey from the motorway network.



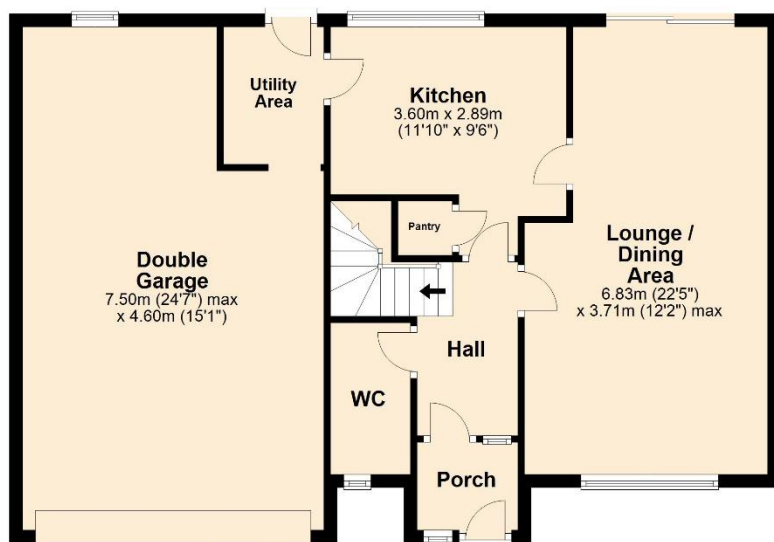
The home does require some updating but offers family living accommodation and the potential for extension, subject to planning. Internally, the ideal family home comprises of an entrance porch, hall, downstairs wc, lounge/dining area, kitchen, utility, double garage, four bedrooms and a bathroom. The property has gas central heating and double glazing.



Outside, the property sits on an excellent plot at the head of a quiet cul-de-sac. To the rear, a South facing, large lawn garden with new fencing. There is a double driveway at the front of the home.

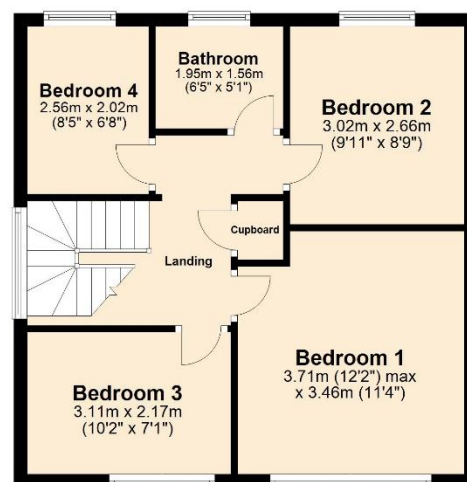
Ground Floor

Approx. 82.3 sq. metres (885.9 sq. feet)



First Floor

Approx. 46.0 sq. metres (494.8 sq. feet)



Total area: approx. 128.3 sq. metres (1380.7 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".