



62 Battersby Street

Bamford | OL11 4DE

Overview

- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Modern Family Bathroom
- Spacious Rear Garden
- Sought-After Location
- Potential To Extend
- Driveway & Garage To Side
- Close To Motorway Network



Three Bedroom Semi-Detached House Close To The Motorway Network

Situated in a highly sought-after location, this semi-detached house boasts a fantastic potential whilst conveniently being located 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 offers ideal family living accommodation comprising of an entrance hall, downstairs wc, two reception rooms, fitted kitchen, three bedrooms and a modern family bathroom. The property benefits from having gas central heating and upvc double glazing throughout.



The property sits on an ample sized plot with lawn garden at the front, gated driveway and detached single garage to the side, and a well-stocked garden to the rear. There is the potential to extend the property to the rear and side, subject to the relevant planning permissions.

Ground Floor

Approx. 45.5 sq. metres (490.0 sq. feet)



First Floor

Approx. 44.3 sq. metres (477.0 sq. feet)



Total area: approx. 89.8 sq. metres (967.0 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".