



14 Hawthorn Road

Bamford | OL11 5JQ

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Overview

- Detached Family Home
- Five Bedrooms (Four Doubles)
- Two Reception Rooms
- En-Suite & Family Bathroom
- Extensive South Facing Rear Garden
- Double Driveway / Single Garage
- Potential To Extend
- Versatile Family Living
- Sought-After Location
- In The Heart Of Bamford



Five Bedroom Detached Family Home In The Heart Of Bamford

Located in the heart of Bamford, this detached family home is situated on a highly sought-after development on the doorstep of Ofsted rated 'excellent' local schools, pubs, cafes and restaurants yet still having easy access to Rochdale and Bury town centres and the motorway network.



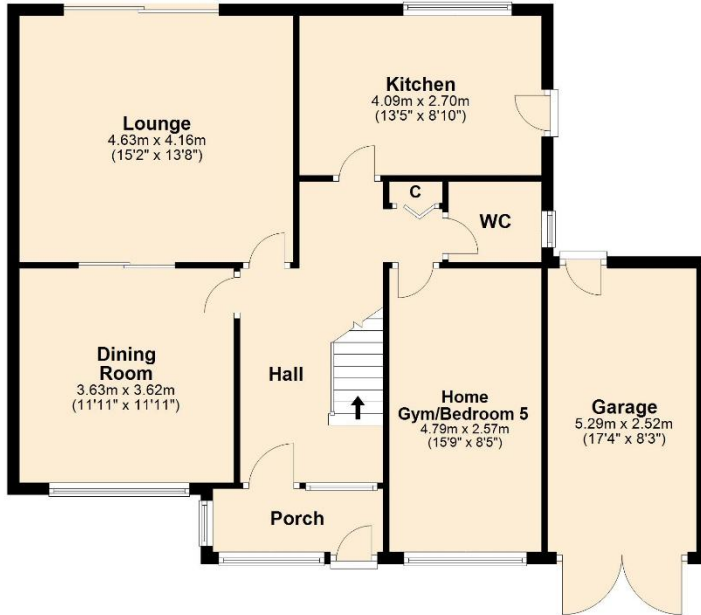
Internally, the detached property offers superb family living accommodation comprising of an entrance hall, downstairs wc, two reception rooms, a fitted kitchen, five bedrooms (four doubles), main with en-suite and a family bathroom. The property benefits from having gas central heating and upvc double glazing throughout.



To the rear, an extensive South facing garden with spacious patio and lawn with flower bed borders. The family home has a double driveway and single garage to front.

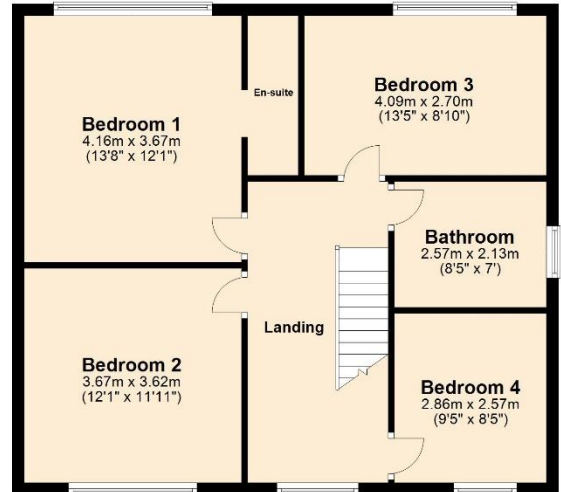
Ground Floor

Approx. 88.6 sq. metres (953.7 sq. feet)



First Floor

Approx. 69.6 sq. metres (748.7 sq. feet)



Total area: approx. 158.2 sq. metres (1702.4 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".