



Eton Close, Bamford, Rochdale

Guide Price £375,000

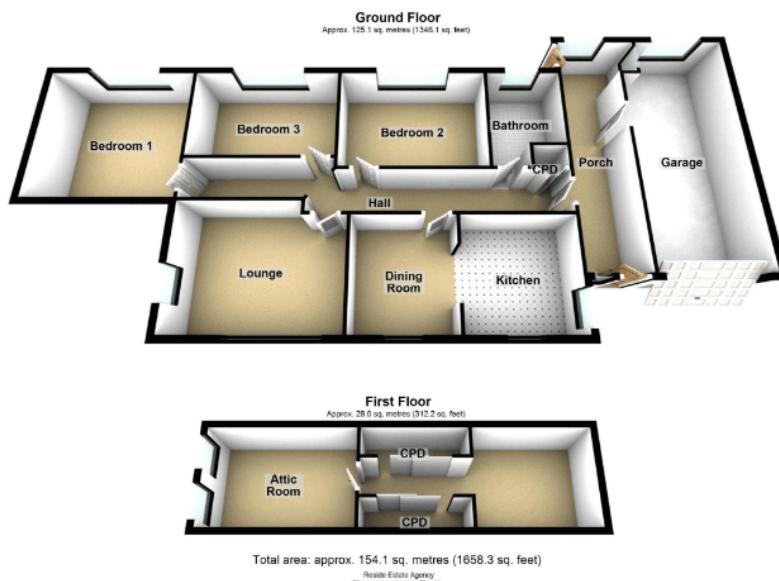
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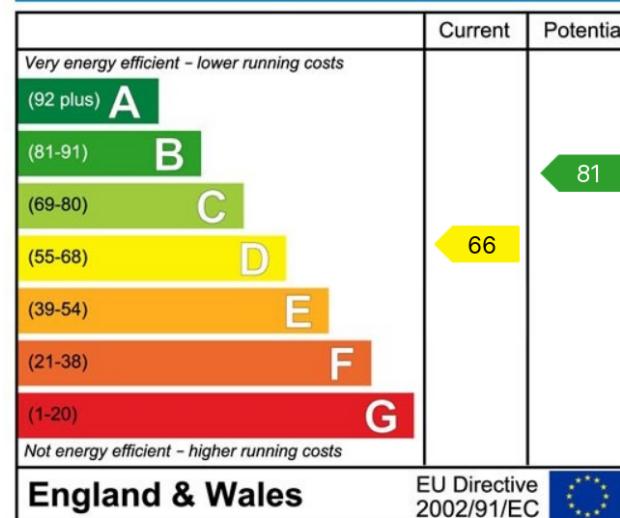
- Investment / Development Opportunity
- Subject To An Undisclosed Reserve Price
- Planning Permission Granted
- Large Plot
- For Sale By Auction – T&C's Apply
- Currently a Detached True Bungalow
- Sought After Location
- EPC - tbc



DEVELOPMENT OPPORTUNITY: For Sale by Modern Method of Auction Start Bid £375,000 plus reservation fee. AUCTION END DATE 22ND NOV AT 2PM. Unique opportunity to purchase a detached true bungalow on a large plot in a highly sought after location **WITH PLANNING PERMISSION** (ref 21/00129/HOUS) for a first floor extension, two storey rear extension including loft conversion and two front dormers which would make this a substantial five bedroom home. There is also the potential to develop the whole plot to either a new detached property or a pair of semi-detached properties (planning is at pre-approval stage for this). The current property comprises of hallway, lounge, dining/sitting room, kitchen, three bedrooms, family bathroom and attic room. The property is situated on a large plot with gardens to the front side and rear and a driveway leading to a garage. This is a rare opportunity to develop the existing property or Consider new build alternatives on this site.



Energy Efficiency Rating



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