



20 Butterworth Grange  
Bamford | OL11 5SZ

OIEO £230,000



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## Overview

- Over 60's Development
- First Floor Apartment
- Lift Access To All Floors
- Overlooks Gardens
- Two Double Bedrooms
- En-Suite & Shower Room
- 24-Hour Care Line
- Allocated & Visitor Parking
- Close To Bus Routes
- Residents Social Lounge
- Guest Suite



A first-floor apartment situated within a new and exclusive over 60's development in the heart of Bamford.



The retirement apartment has a dedicated house manager on site as well as 24-hour emergency call system. The Homeowners' lounge provides a great space to socialise with friends and family.

A lift to all floors, provides easy access to the first-floor apartment.



Internally, the spacious first-floor apartment briefly comprises of an entrance hall with utility cupboard, dual-aspect lounge / dining area with adjoining fitted kitchen housing integrated appliances, two double bedrooms, en-suite and separate shower room.

The apartment also benefits from having an electric heating system and upvc double glazing throughout.



Beautifully landscaped communal gardens and living areas are located on the grounds of the development which are great for socialising. Additional visitor parking is also located on the development.

## First Floor

Approx. 75.4 sq. metres (811.2 sq. feet)



Total area: approx. 75.4 sq. metres (811.2 sq. feet)

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Plan produced using PlanUp.

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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".