



OAKWOOD COTTAGE BAMFORD ROAD  
Heywood, OL10 4AG  
Auction Guide £275,000



# OAKWOOD COTTAGE BAMFORD ROAD

## Property at a glance

- DETACHED HOUSE IN APPROX. 1/3 ACRE
- OUTBUILDING OVER 1,400 SQ FT
- LOCATED ON HEYWOOD/BIRTLE/BAMFORD BORDER
- OFFERING GREAT DEVELOPMENT POTENTIAL
- VIEWS OVER ASHWORTH VALLEY
- LOCATED OFF A PRIVATE GATED ACCESS FROM BAMFORD ROAD

For sale via Pearson Ferrier Auctions starting Tuesday 9th September, bidding will be on the Pearson Ferrier website and you can register to bid now. A unique and exciting opportunity on the edge of picturesque Ashworth Valley. Set on approximately one-third of an acre, this versatile Freehold development combines residential charm, commercial potential, and investment appeal. The site includes the delightful 3 bedroom detached Oakwood Cottage, extensive gardens, a substantial 1,400 sq ft outbuilding, off-street parking, and a private gated entrance. For families and lifestyle buyers - Enjoy the tranquillity of countryside living with room to grow. This character-filled home offers scenic views over Ashworth Valley with access to the River Roch waterfall, all just minutes from Heywood, Bamford and Birtle amenities. The interior features a well-balanced layout with an open-plan lounge and dining room, kitchen, hallway, vestibule, 3 bedrooms, bathroom, and separate W.C. Ideal for refurbishment to suit your lifestyle. For business owners - Work from home with ease. The adjacent commercial building formerly let as 3 separate unit offers three interconnecting spaces, each with external access, power, lighting, and features like a mechanics pit and an upper mezzanine. Perfect for workshops, studios, storage, and more. For developers and investors Unlock the potential of this generously sized, well-located plot. With scope for redevelopment or extension (subject to planning), this rare site offers a unique opportunity in a scenic and sought-after setting, with strong long-term investment potential. This property must be seen in person to be fully appreciated. Watch the video tour for a detailed preview. Buyers are advised to check the legal pack before bidding, this will be available on the Pearson Ferrier website via the bidding window on the property when available. Any changes to the details will be updated on the Pearson Ferrier website before the auction.

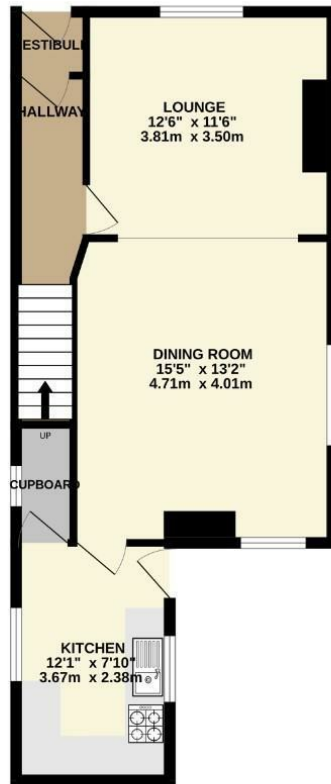








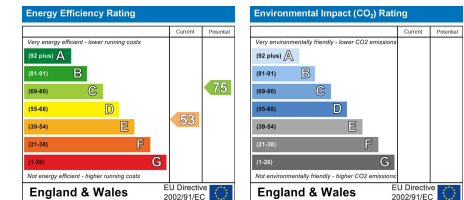
GROUND FLOOR  
516 sq.ft. (47.9 sq.m.) approx.



1ST FLOOR  
516 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA : 1032 sq.ft. (95.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with floorplan 00020



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