



4 Wesley Street  
Milnrow | OL16 4DG





## Overview

- Detached True Bungalow
- Two Double Bedrooms
- Large Lounge
- Fitted Dining Kitchen
- Modern Shower Room
- Driveway To Side
- Ample Off-Road Parking
- Gardens To Front & Rear
- Popular Location
- Fantastic Potential
- No Chain



## Two Bedroom Detached True Bungalow In The Heart Of Milnrow Village

Situated in the heart of Milnrow, this detached true bungalow is perfectly positioned for easy access to the village amenities including local shops and cafes whilst also being conveniently located within walking distance of local bus routes and the Metrolink into Manchester City Centre with junction 21 of the M62 only a five minute drive away.



Internally, the detached bungalow boasts the ideal ground floor living accommodation comprising of an entrance porch, hall, lounge, dining kitchen, two double bedrooms and a modern shower room.

There is the potential to convert the loft space, subject to planning. The property also benefits from having gas central heating and upvc double glazing throughout.

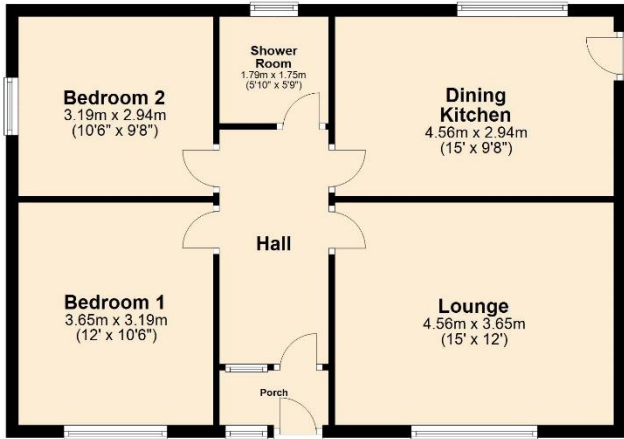


Set back from the road, the bungalow boasts a well-stocked lawn garden at the front with shrubs and flower beds. Up the side of the bungalow there is ample space for off-road parking. To the rear, again a well-stocked lawn garden with colourful flowerbeds, patio area and raised decking.

The property is Freehold!

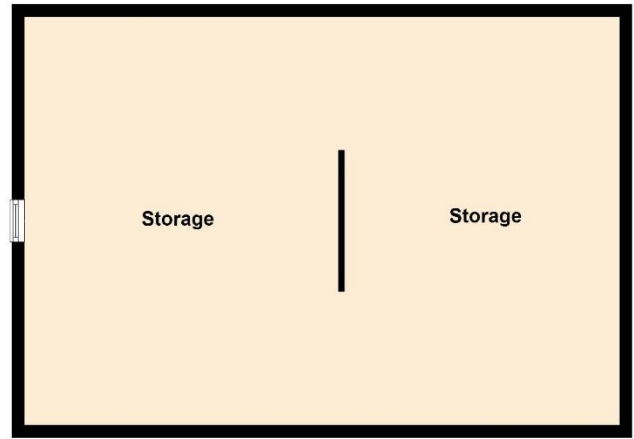
### Ground Floor

Approx. 65.2 sq. metres (701.5 sq. feet)



### First Floor

Approx. 65.2 sq. metres (701.5 sq. feet)



Total area: approx. 130.3 sq. metres (1402.9 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".