



21 Newhey Road

Milnrow | OL16 3NP

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Overview

- Recently Renovated
- Semi-Detached Garage
- Two Double Bedrooms
- Two Reception Rooms
- Kitchen Extension
- Modern Three-Piece Bathroom
- Filled With Character
- In The Heart Of Milnrow Village
- Private Rear Yard
- Easy Access To Transport Links
- No Chain



Two Bedroom Semi-Detached Cottage In The Heart Of Milnrow

Situated in the heart of Milnrow, this semi-detached character cottage has great access to excellent local amenities, all conveniently situated within walking distance, the property also offers easy access to excellent transport links including the Metrolink into Manchester City Centre and junction 21 of the M62 being less than a five-minute drive away.



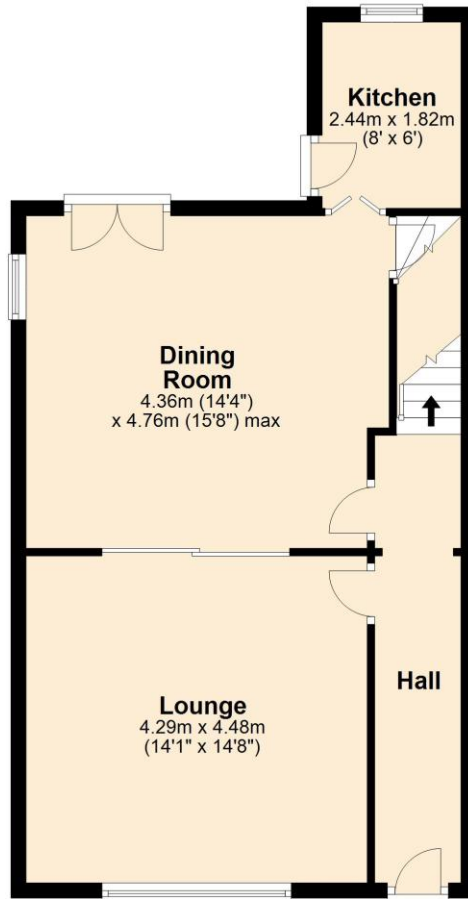
Internally, the deceptively spacious cottage has been fully modernised throughout and offers character filled living accommodation comprising of an entrance hall, two reception rooms, kitchen extension, basement level storage, two double bedrooms and a modern three-piece bathroom. The property also benefits from having a brand-new central heating system and a mixture of upvc and hardwood double glazing.



At the front of the home, there is an enclosed forecourt garden and a private yard to the rear with Indian stone patio. The property is FREEHOLD!

Ground Floor

Approx. 54.5 sq. metres (587.0 sq. feet)



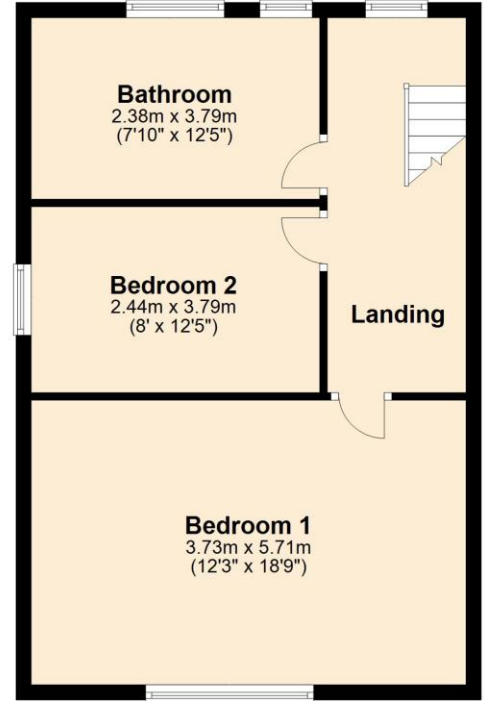
Basement

Approx. 9.9 sq. metres (106.1 sq. feet)



First Floor

Approx. 49.9 sq. metres (537.3 sq. feet)



Total area: approx. 114.3 sq. metres (1230.4 sq. feet)

Reside Estate Agency
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".