



## 18 Bealcroft Close

Milnrow | OL16 3XD



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## Overview

- Semi-Detached House
- Three Bedrooms
- Brand New Kitchen
- Converted Loft Room
- Modern Shower Room
- Large Private Rear Garden
- Multiple Car Driveway
- Perimeter Of Popular Development
- Stunning Countryside Views
- No Chain
- Convenient Location



## Three Bedroom Semi-Detached House In A Convenient Yet Popular Location

Located on the doorstep of Milnrow village, this semi-detached house offers stunning views with easy access to local schools, Hollingworth Lake, Metrolink into Manchester City Centre and also to Rochdale & Oldham town centres with junction 21 of the M62 less than a five-minute drive away.



Internally, the property is ideally suited towards a young family with living accommodation comprising of an entrance hall, two reception rooms, fitted kitchen, three bedrooms, converted loft room and a shower room. The property also benefits from having gas central heating and upvc double glazing throughout.

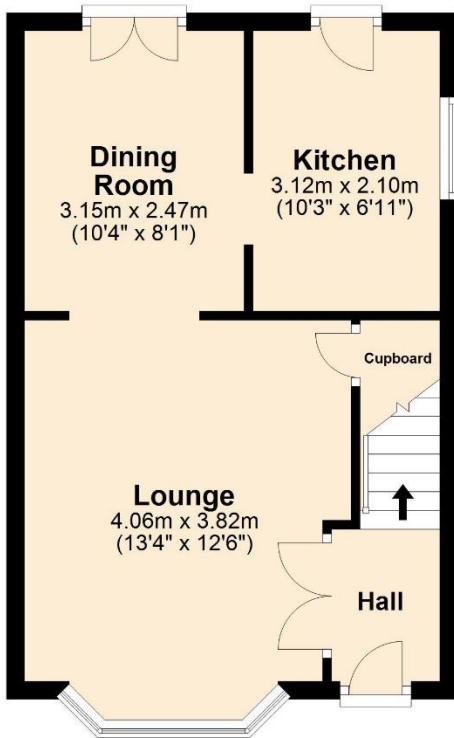


Externally, there is a multiple car driveway to the front with a large private rear garden offering stunning views of the countryside. The property is FREEHOLD!



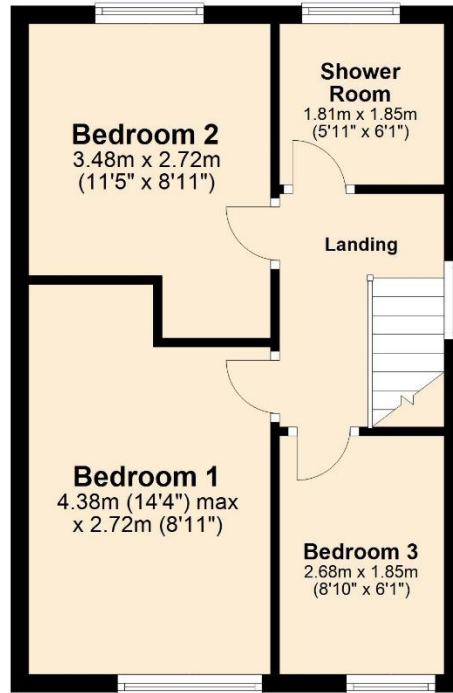
## Ground Floor

Approx. 34.7 sq. metres (373.9 sq. feet)



## First Floor

Approx. 34.1 sq. metres (367.5 sq. feet)



## Second Floor

Approx. 13.6 sq. metres (146.6 sq. feet)



Total area: approx. 82.5 sq. metres (888.0 sq. feet)

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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".