



11 Egremont Road

Milnrow | OL16 4EP

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Overview

- Semi-Detached
- True Bungalow
- Spacious Corner Plot
- Two Bedrooms
- Fitted Kitchen
- Modern Shower Room
- Superb Conservatory
- Detached Double Garage
- Ample Off-Road Parking
- Convenient Location
- No Chain



Semi-Detached True Bungalow On A Spacious Corner Plot

Occupying a spacious corner plot, this semi-detached true bungalow offers fantastic potential whilst situated in the heart of Milnrow village.

The property is conveniently located within walking distance of the village amenities, Metrolink into Manchester City Centre and gives easy access to Rochdale & Oldham town centres with junction 21 of the M62 only a five-minute drive away.



Internally, the true bungalow comprises of a lounge, fitted kitchen, superb conservatory, two bedrooms and a modern shower room. The property also benefits from having gas central heating and upvc double glazing throughout.



Occupying a spacious corner plot, the bungalow has wraparound gardens with a mixture of artificial lawn and patio areas. To the rear, a driveway with ample off-road parking and a spacious detached double garage with power.

The property is FREEHOLD!

Ground Floor
Approx. 91.8 sq. metres (987.8 sq. feet)



Total area: approx. 91.8 sq. metres (987.8 sq. feet)

4 Smith Street, Rochdale
Lancashire, OL16 1TU

Tel: 01706 356633

Email: enquiries@reside.agency

www.reside.agency

    

"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".