



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Newhey Road, Milnrow, OL16 3PS

£175,000

FULLY RENOVATED THREE-BEDROOM FAMILY HOME IN THE HEART OF MILNROW

This three-bedroom family home is being proudly welcomed to the market. Conveniently located in close proximity to all local amenities, well regarded schools and major commuter routes, this property is perfect for a small/growing family looking for their long term home, ready to move into. The property boasts renovated interiors throughout, a spacious reception room which is open to the kitchen diner and three well sized bedrooms.

Comprising briefly, to the ground floor; entrance via the reception room which has stairs leading to the first floor and is open to the kitchen diner. The kitchen diner has a door providing access to the rear and doors to the cellar. To the first floor is a landing to three well sized bedrooms and a newly fitted bathroom suite. Externally, to the rear is an enclosed courtyard and to the front is a astro-turfed courtyard with Indian paved pathway to the entrance doorway.

For further information or to arrange a viewing please contact our Rochdale office at your earliest convenience. To preview properties coming to the market with Keenans please follow our social media platforms Facebook : Keenans Estate Agents and Instagram @keenans.ea

Newhey Road, Milnrow, OL16 3PS

£175,000



- An Impressive Mid Terraced Property
- Neutral Decoration
- On Street Parking
- Leasehold
- Three Bedrooms
- No Chain Delay
- EPC Rating TBC
- Undergone A Full Renovation
- Modern Fixtures And Fittings
- Council Tax Band B

Ground Floor

Entrance

UPVC double glazed frosted door to the reception room one.

Reception Room One

16'9 x 15'9 (5.11m x 4.80m)

Two UPVC double glazed window, central heating radiator, smoke alarm, television point, staircase to the first floor and open to the kitchen diner.

Kitchen Diner

16'9 x 16 (5.11m x 4.88m)

UPVC double glazed window, central heating radiator, a range of grey panelled wall and base units, wood effect surface, stainless steel sink and drainer with mixer tap, integrated electric oven with a four ring electric hob, integrated fridge freezer, space for washing machine, spotlights, smoke alarm, wood effect lino flooring, double doors on to staircase to the cellar, UPVC double glazed frosted door to the rear.

First Floor

Landing

Doors to three bedrooms and bathroom.

Bedroom One

16'11 x 9'1 (5.16m x 2.77m)

UPVC double glazed window, central heating radiator.

Bedroom Two

16'11 x 9'3 (5.16m x 2.82m)

UPVC double glazed window, central heating radiator.

Bedroom Three

11'3 x 7'7 (3.43m x 2.31m)

UPVC double glazed window, central heating radiator.

Bathroom

9'9 x 5'3 (2.97m x 1.60m)

UPVC double glazed frosted window, chrome heated towel rail, a three piece suite comprising of a freestanding claw-foot bath with mixer tap and rinse head, low basin WC, pedestal wash basin with traditional taps, tiled elevations, laminate flooring.

External

Front

Paved courtyard with artificial lawn.

Rear

Enclosed paved yard.



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