



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

West Street, Milnrow, OL16 3BL

£115,000

SPACIOUS HOME WITH GREAT VIEWS

Nestled on West Street in the charming Milnrow, Rochdale, this delightful three bedroom house is a gem waiting to be discovered. The property boasts a spacious interior, perfect for those seeking a comfortable and inviting home.

Conveniently located near local amenities, this house offers the best of both worlds - a tranquil retreat with the convenience of shops and facilities just a stone's throw away.

Whether you're looking to settle down or seeking an investment opportunity, this property ticks all the boxes. The fantastic views surrounding the house add a touch of serenity to everyday life, making it a truly special place to call home.

Don't miss out on the chance to own this wonderful property in a sought-after location. Book a viewing today and step into your future home!

West Street, Milnrow, OL16 3BL

£115,000



- Semi Detached Property
- Investment Opportunity
- Leasehold
- Three Bedrooms
- Family Bathroom
- Council Tax Band: B
- Two Reception Room
- Rear Yard
- EPC Rating: D

Ground Floor

Hall

17'4 x 3'4 (5.28m x 1.02m)

Hardwood entrance door, central heating radiator, cornice coving, dado rail, stairs to first floor and door to two reception rooms and kitchen.

Reception Room One

13'4 x 12'10 (4.06m x 3.91m)

Two UPVC double glazed windows, central heating radiator, cornice coving, ceiling rose, gas fire in granite surround, wood mantle and wood effect flooring.

Reception Room Two

13'2 x 12'2 (4.01m x 3.71m)

UPVC double glazed window, central heating radiator, coal fire, brick surround and wood mantle.

Kitchen

14'10 x 8'6 (4.52m x 2.59m)

UPVC double glazed window, central heating radiator, wall and base units, laminate worktops, integrated double oven, five burner gas hob, extractor hood, composite sink with draining board and mixer tap, plumbing for washing machine, space for fridge freezer, wood effect flooring, door to stairs for cellar and door to rear.

Lower Ground Floor

Cellar

First Floor

Landing

16'2 x 9'1 (4.93m x 2.77m)

Hardwood single glazed window, central heating radiator, wood effect flooring and doors to three bedrooms, bathroom and WC

Bedroom One

13'4 x 12'11 (4.06m x 3.94m)

Two hardwood single glazed windows and central heating radiator.

Bedroom Two

10'4 x 10'4 (3.15m x 3.15m)

UPVC double glazed window and central heating radiator.

Bedroom Three

9'11 x 8'1 (3.02m x 2.46m)

UPVC double glazed window, central heating radiator and dado rail.

Bathroom

12'9 x 9'1 (3.89m x 2.77m)

Hardwood single glazed window, central heated towel rail, dual flush WC, pedestal wash basin with mixer taps, freestanding bath with mixer tap and rinse head, direct feed shower in corner enclosure, boiler, part tiled elevation and tiled floor.

WC

5'4 x 2'5 (1.63m x 0.74m)

Hardwood single glazed window, low basin WC, part tiled elevation and tile effect flooring.

External

Rear

Shared yard.

