



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	
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.

Newfield Head, Milnrow, OL16 3QR

£795,000

A SUPERB FAMILY HOME SET OVER THREE FLOORS WITH PANORAMIC VIEWS IN A SEMI RURAL LOCATION OF MILNROW

If you are looking for the perfect family home, with contemporary interior style, then look no further! This wonderful seven-bedroom property is being welcomed to the property market in a popular area of Milnrow. The property is bursting with style and has high specification features and integrated appliances as well as spacious interiors and assisted living. This home is equipped with everything a growing family would need as well as being situated in a semi-rural location but is just a few minutes drive to major commuter routes, in close distance to well regarded schools and nearby local amenities.

The property comprises briefly, to the ground floor; entrance to a welcoming conservatory which has a door to the spacious living room. The living room has stairs to the first floor, a door to the hallway and is open to the modern kitchen. The kitchen is fitted with contemporary units and integrated appliances and has a door to the second repetition room which leads to the shower room. The hallway provides access to three bedrooms and a family bathroom. To the first floor there is a spacious landing with access to two bedrooms, both with en suite facilities. To the lower ground floor there is the annex with its own entrance leading to the conservatory which has doors leading to an open plan kitchen and living room. The kitchen is fitted with modern units and is open to the bright living area which has a door to the annex hallway. The hallway has stairs leading to the ground floor of the main house living room and has doors providing access to a bedroom and a three piece wet room. The bedroom has a door leading to a further bedroom. Externally the property offers outstanding views with a gated entrance to the off road parking. There is also access to three garages to the side of the property.

Contact our Rochdale team for more information or to arrange a viewing.

Newfield Head, Milnrow, OL16 3QR

£795,000

 7  4  4  C

- Impressive Farmhouse with Annex
- Panoramic Countryside Views
- Gated Off Road Parking
- EPC Rating C
- Seven Bedrooms
- Contemporary Fitted Kitchen
- Tenure Freehold
- Four Bathrooms
- Abundance of Living Space
- Council Tax Band D

Ground Floor

Conservatory

20'7 x 10'4 (6.27m x 3.15m)

UPVC double glazed front entrance French doors, UPVC double glazed windows, alarm system, spotlights, wood effect flooring and UPVC double glazed French doors to reception room one.

Reception Room One

20'1 x 18'4 (6.12m x 5.59m)

Two UPVC double glazed windows, central heating radiator, television point, CCTV system, smoke alarm, exposed beams, wood flooring, stairs to the lower ground floor, stairs to the first floor, open to the kitchen and door to the hallway.

Kitchen

20' x 10'5 (6.10m x 3.18m)

UPVC double glazed window, range of high gloss wall and base units with granite surfaces, breakfast bar, two CDA ovens and two microwave ovens in high rise units, four ring electric hob, extractor hood, stainless steel double bowl sink with mixer tap, integrated dishwasher, space for fridge freezer, television point, under unit lighting, spotlights, exposed beams, tiled flooring and door to reception room two.

Reception Room Two

21'8 x 11'8 (6.60m x 3.56m)

Two hardwood double glazed windows, electric fire, television point, spotlights and door to the shower room.

Shower Room

6'3 x 5'9 (1.91m x 1.75m)

UPVC double glazed frosted window, dual flush WC, pedestal wash basin, electric feed shower unit, tiled elevations, spotlights, tiled flooring and door to the boiler room.

Boiler Room

6'10 x 5'1 (2.08m x 1.55m)

UPVC double glazed window, boiler, water tank, plumbing for washing machine and space for dryer.

Hallway

21'5 x 5' (6.53m x 1.52m)

UPVC double glazed feature window, central heating radiator, smoke alarm and doors to three bedrooms and bathroom.

Bedroom Three

12'5 x 11'8 (3.78m x 3.56m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Four

12'4 x 9'1 (3.76m x 2.77m)

Two UPVC double glazed windows and central heating radiator.

Bedroom Five

11'3 x 10' (3.43m x 3.05m)

UPVC double glazed window and central heating radiator.

Bathroom

10' x 9'8 (3.05m x 2.95m)

UPVC double glazed window, central heating towel rail, dual flush WC, vanity top wash basin, freestanding bath, double electric feed shower unit, tiled elevations, spotlights, extractor fan and tiled flooring.

First Floor

Landing

12'5 x 11'9 (3.78m x 3.58m)

Velux window, UPVC double glazed window, spotlights and doors to two bedrooms.

Bedroom One

17'2 x 11'8 (5.23m x 3.56m)

Two Velux windows, central heating radiator, television point, loft access and door to the Jack & Jill bathroom.

Jack & Jill Bathroom

10'4 x 9'6 (3.15m x 2.90m)

Two Velux windows, UPVC double glazed window, central heating towel rail, dual flush WC, vanity top wash basin, direct feed shower unit, tiled elevations, spotlights, tiled flooring and door to bedroom two.

Bedroom Two

15'7 x 12'1 (4.75m x 3.68m)

Two Velux windows, UPVC double glazed window, central heating radiator and spotlights.

Lower Ground Floor

Annex

Conservatory

12'11 x 10'1 (3.94m x 3.07m)

UPVC double glazed entrance door, UPVC double glazed windows, wood effect flooring and UPVC double glazed French doors to the open plan living kitchen.

Open Plan Living Kitchen

20'2 x 19'5 (6.15m x 5.92m)

Three UPVC double glazed windows, electric heater, range of high gloss wall and base units with marble effect surfaces, breakfast bar, Indesit oven and microwave oven in a high rise unit, four ring electric hob, extractor hood, stainless steel sink with drainer and mixer tap, integrated dishwasher, plumbing for washing machine, space for fridge freezer, electric fire, television point, smoke alarm, spotlights, wood effect flooring and door to the hallway.

Hallway

15'9 x 6'11 (4.80m x 2.11m)

Electric heater, smoke alarm, spotlights, wood effect flooring, stairs to the first floor, understairs storage and doors to the bedroom and shower room.

