

Bowland Grove, Rochdale OL16 4EX

Asking Price £229,950

Council Tax Band B



ADAMSONS BARTON KENDAL are pleased to introduce this two bedroom true bungalow positioned on a generous corner plot in a sought after area of Milnrow. Tucked away in a highly desirable cul-de-sac, this well presented two-bedroom semi-detached true bungalow offers an ideal opportunity for anyone looking to downsize without compromising on comfort or convenience.

Occupying a spacious corner plot, the home features ample off-road parking via a private driveway and a single garage, delivering both practicality and peace of mind. Extended to the rear, the property boasts a flexible and well-designed layout, including two inviting reception rooms—ideal for relaxing or entertaining guests.

Head Office - 122 Yorkshire Street
ROCHDALE
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OL16 1LA
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Middleton
M24 6TE
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THE ACCOMMODATION COMPRISES:

(Measurements are approximate to the nearest 0.1m and for guidance only and they should not be relied upon for the fitting of carpets or the placement of furniture). No checks have been made on any fixtures and fittings or services where connected (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property).

Ground Floor

Lounge

3.33m x 4.09m

Dining Room

3.35m x 2.24m

Kitchen

3.02m x 2.77m

Bedroom 1

3.33m x 3.45m

Bedroom 2

2.41m x 6.2m

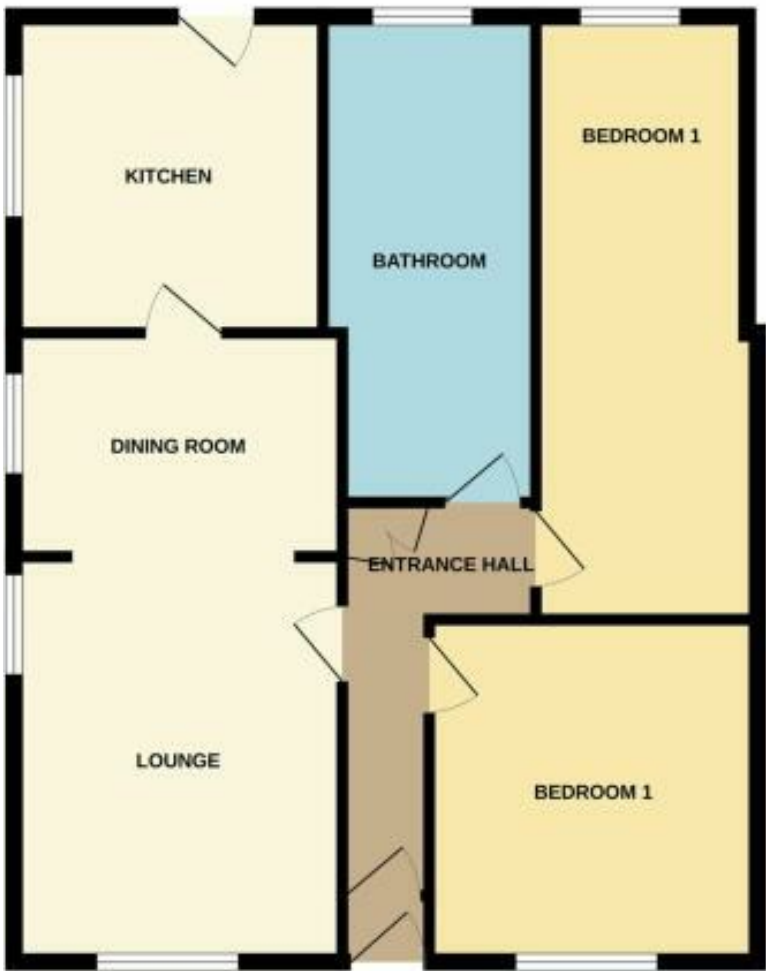


ADDITIONAL INFORMATION

Council Tax Band - B Energy Performance Cert - C Tenure - Leasehold

VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS
ADAMSONS BARTON KENDAL

GROUND FLOOR
771 sq.ft. (71.6 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	86 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA: 771 sq.ft. (71.6 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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