

Millview Lane, Rochdale OL16 2BA

Asking Price £340,000

Council Tax Band B



ADAMSONS BARTON KENDAL are pleased to present this beautifully maintained three-bedroom family home, ideally located in a quiet cul-de-sac within a sought-after modern development, offering convenient access to Rochdale town centre. This attractive property features spacious and contemporary living throughout.

Head Office - 122 Yorkshire Street
ROCHDALE
Lancashire
OL16 1LA
Tel : (01706) 653214

Middleton Office – 13 Long Street
Middleton
M24 6TE
Tel : (0161) 643 0777

The ground floor comprises a welcoming entrance hall, a bright and airy dual-aspect lounge, and a generously sized kitchen/dining area, also dual aspect, providing plenty of natural light. Additional benefits include a guest WC and useful under stairs storage.

Upstairs, there are three well-proportioned double bedrooms, including a master with en-suite shower room, along with a stylish family bathroom.

Externally, the home enjoys excellent outdoor space, featuring a private driveway with parking for two vehicles and a well-sized rear garden ideal for families or entertaining. A range of local amenities, including schools and shops, are within easy reach.

Early viewing is highly recommended to fully appreciate what this fantastic home has to offer.

Ground Floor

Hallway

Lounge - 5.41m x 3.47m (17'9" x 11'5")

Kitchen / Dining Room - 5.41m x 3.28m (17'9" x 10'9")

WC - 1.89m x 1.45m (6'2" x 4'9")

First Floor

Bedroom One - 3.58m x 3.75m (11'9" x 12'4")

Bedroom Two - 5.41m x 3.29m (17'9" x 10'10")

Bedroom Three - 2.27m x 4.56m (7'5" x 15')

Bathroom - 2.20m x 2.21m (7'2" x 7'3")

En-Suite - 1.70m x 1.85m (5'7" x 6'1")

External

Externally, the property boasts wonderful outdoor space. The front of the home has a private paved driveway for two vehicles. To the rear, there is a spacious garden with patio, areas laid to lawn, a greenhouse, and a bin store to the side. Local amenities include schools and shops, and all within easy reach.



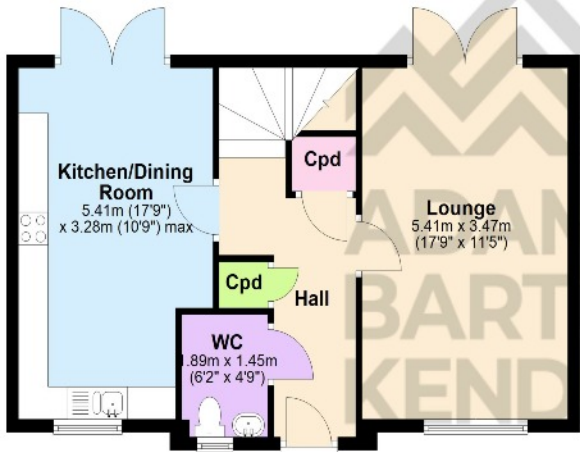
ADDITIONAL INFORMATION

Council Tax Band - B Energy Performance Cert - B83 Tenure - Freehold

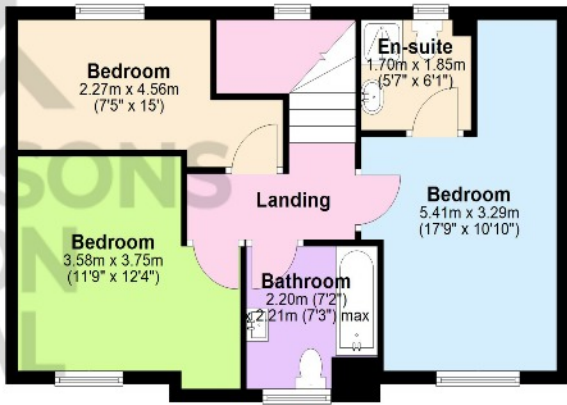
VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS
ADAMSONS BARTON KENDAL



Ground Floor
Approx. 50.9 sq. metres (547.7 sq. feet)



First Floor
Approx. 50.0 sq. metres (537.9 sq. feet)



Total area: approx. 100.8 sq. metres (1085.5 sq. feet)

Disclaimer - Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, this plan is for illustrative purposes only and should only be used as such by any prospective purchaser.
Plan produced using PlanUp.

w - abkproperty.co.uk e - sales@abkproperty.co.uk

Adamsons Barton Kendal for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Adamsons Barton Kendal has any authority to make or give any representations or warranty in relation to this property.

Due to a change in the legislation as from 1st March 2004 we are required to check your identification. This is a legal requirement and applies to all Estate Agents: (i) proceeding to market any property; and (ii) should you make an offer on one of our properties and this offer becomes acceptable, before we can instruct Solicitors to proceed with the transaction. Suitable identification can be: Current signed Passport; New style Driving Licence with photograph; Inland Revenue Tax notification