

Trent Avenue, Milnrow OL16 3EX

Asking Price £265,000



ADAMSONS BARTON KENDAL are thrilled to present this fantastic opportunity – a spacious three-bedroom detached dormer bungalow located in the highly sought-after area of Milnrow. Set on an impressively large plot, the property offers ample off-road parking, a single garage, and expansive gardens to the front, side, and rear – all enjoying stunning open views. Nestled at the head of a quiet cul-de-sac, this home provides peace and privacy, ideal for families or those looking to enjoy a more tranquil setting.

**VIEWING STRONGLY RECOMMENDED
VACANT POSSESSION AVAILABLE - NO CHAIN**

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Lancashire
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As you step inside, you're welcomed by a useful entrance porch leading into a generous hallway that gives access to the main living spaces. The heart of the home is the large open-plan lounge and dining area, flooded with natural light and offering direct access to the fitted kitchen. A separate dining room provides flexibility and could easily serve as a home office, snug, or playroom, depending on your needs. Completing the ground floor is a well-proportioned bathroom, featuring a walk-in shower, washbasin, and WC.

Upstairs, the property boasts two further double bedrooms, each enjoying elevated views over the surrounding area. While the home would benefit from some modernisation, it presents an exciting opportunity for buyers to put their own stamp on the space and realise its full potential.

Perfect for investors or those looking for a rewarding project, this is a home with fantastic bones in an enviable location – not to be missed. Early viewing is highly recommended.

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 - 3.5 x 5.4 metres

Diner - 2.3 x 3.6 metres

Kitchen - 2.3 x 3.4 metres

Dining Room - 2.8 x 2.8 metres

Bathroom - 1.6 x 1.9 metres

Porch - 1.3 x 0.9 metres

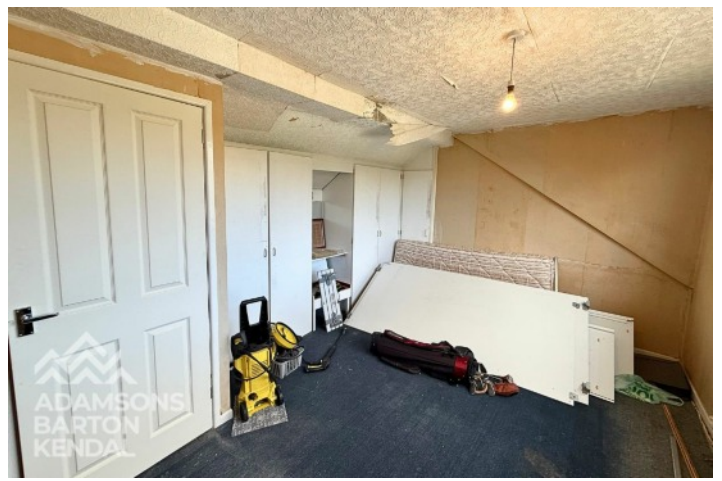
Bedroom 1 - 3.8 x 2.9 metres

First Floor

Bedroom 2 - 3.8 x 2.5 metres

Bedroom 3 - 4.3 x 4.8 metres





ADDITIONAL INFORMATION

Council Tax Band - D

Energy Performance Cert - TBC

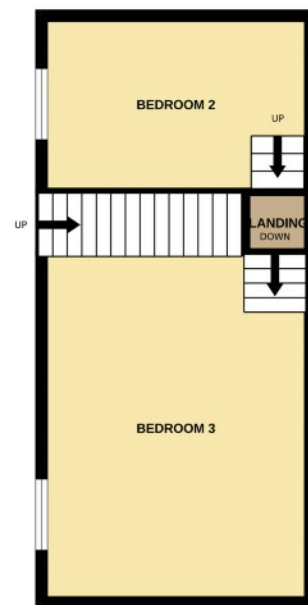
Tenure - TBC



GROUND FLOOR
730 sq.ft. (67.6 sq.m.) approx.



1ST FLOOR
343 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 1073 sq.ft. (99.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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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