

Newhey Road

Milnrow, Rochdale OL16 4JD

Asking Price £250,000



ADAMSONS BARTON KENDAL are delighted to introduce this beautifully presented and deceptively spacious end stone terrace ideally located in the heart of Milnrow village. Recently decorated to a high standard throughout, this stunning home combines modern style with period charm, offering generous accommodation perfect for families, first-time buyers, or anyone looking for a ready-to-move-into property with no onward chain. Situated in a highly sought-after central village location, the property is within walking distance of excellent local schools, shops, cafés, and public transport links, including the Metrolink tram stop providing easy access to Manchester. The motorway network (M62) is also just a short drive away, making it ideal for commuters.

VIEWING HIGHLY RECOMMENDED

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ROCHDALE
Lancashire
OL16 1LA

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The accommodation briefly comprises: a welcoming entrance hall, spacious lounge, separate dining room/second reception room, and a modern fully fitted kitchen. To the first floor are three well-proportioned bedrooms and a large four-piece family bathroom.

Externally, there is a South-West facing garden, offering a sunny and private outdoor space to relax and entertain. The detached garage has been thoughtfully converted into a home gym, providing excellent versatility for modern living.

Further benefits include gas central heating, double glazing, and a stylish, contemporary interior throughout.

Early viewing is highly recommended to fully appreciate the space, quality, and superb location this wonderful home has to offer.

ACCOMMODATION

Ground Floor

Lounge : 4.33m x 4.52m

Dining Room: 4.73m x 3.52m

Kitchen : 4.73m x 2.98m

First Floor

Bedroom 1 : 4.33m x 4.18m

Bedroom 2 : 4.73m x 3.12m

Bedroom 3 : 3.71m x 2.32m

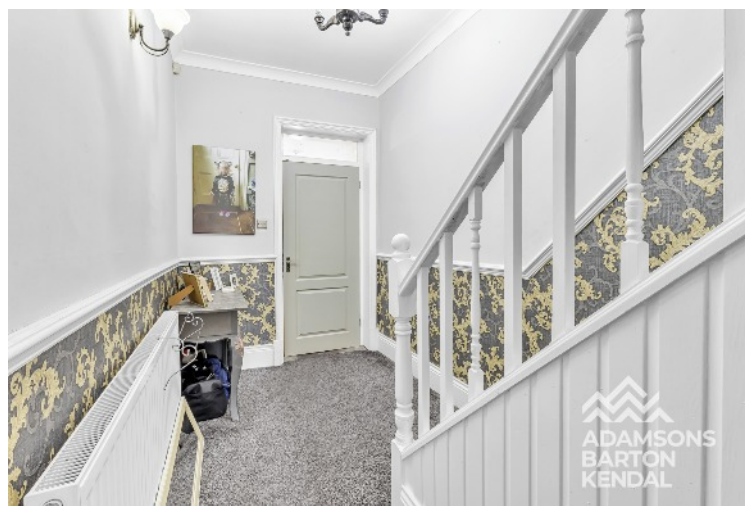
Bathroom : 3.65m x 3.38m

Gym : 2.94m x 4.25m

Basement

Cellar : 4.21m x 1.65m

Cellar: 4.47m x 3.45m







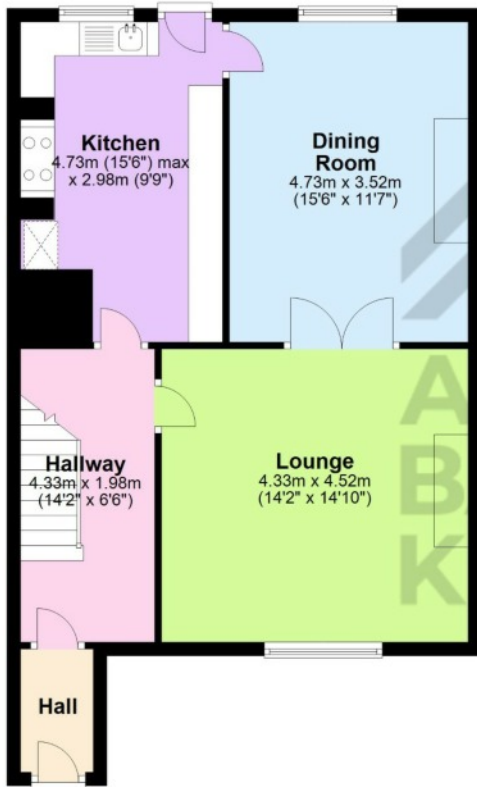
ADDITIONAL INFORMATION

Council Tax Band - C
Energy Performance Cert - E
Tenure - Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

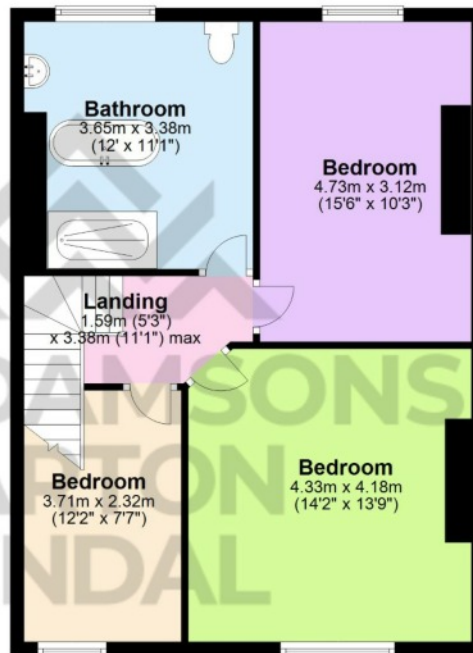
Ground Floor

Approx. 62.5 sq. metres (672.7 sq. feet)



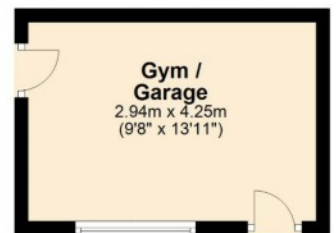
First Floor

Approx. 60.4 sq. metres (650.5 sq. feet)



Outbuilding

Approx. 12.5 sq. metres (134.4 sq. feet)



Total area: approx. 135.4 sq. metres (1457.6 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.

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