

Rochdale Road

Milnrow, OL16 4DU

Offers invited in excess of £180,000



ADAMSONS BARTON KENDAL are delighted to introduce this three bedroom mid-terraced property in the popular residential location of Milnrow, conveniently positioned for access to excellent amenities including shops, restaurants, well-regarded local schools, and motorway links

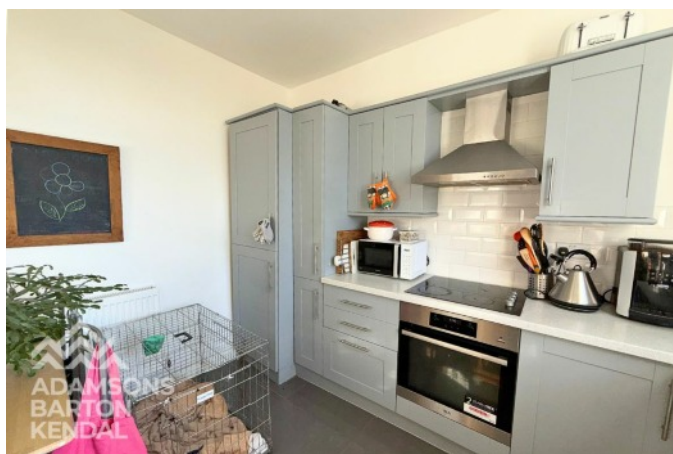
VIEWING HIGHLY RECOMMENDED

**Head Office - 122 Yorkshire Street
ROCHDALE
Lancashire
OL16 1LA**

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Internally, the accommodation comprises an entrance vestibule leading into a cosy living room, followed by a beautiful modern fitted kitchen with ample space for dining. Upstairs offers three bedrooms – a generous master, a further double, and a single bedroom – along with a contemporary family bathroom suite. The property also boasts a very large cellar, offering fantastic potential to be utilised as additional living space, a home office, or simply for storage.

Externally, the home benefits from off-street parking, a garage, and an enclosed rear lawned garden perfect for hosting guests or relaxing in the sunshine. Additional features include double-glazed windows and a partially boarded loft with a drop-down ladder, providing valuable extra storage options.





ADDITIONAL INFORMATION

Council Tax Band - A

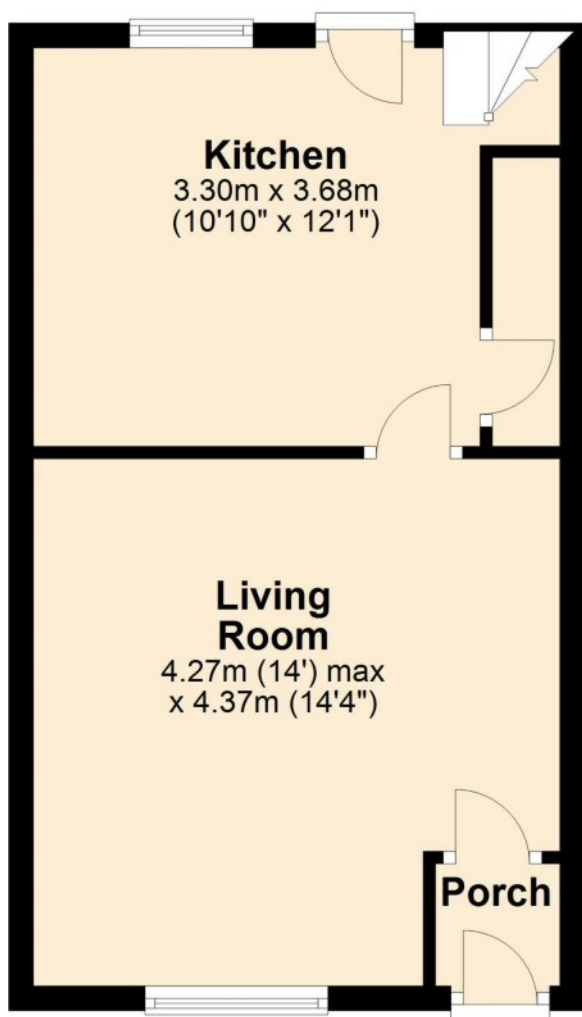
Energy Performance Cert - C

Tenure - Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

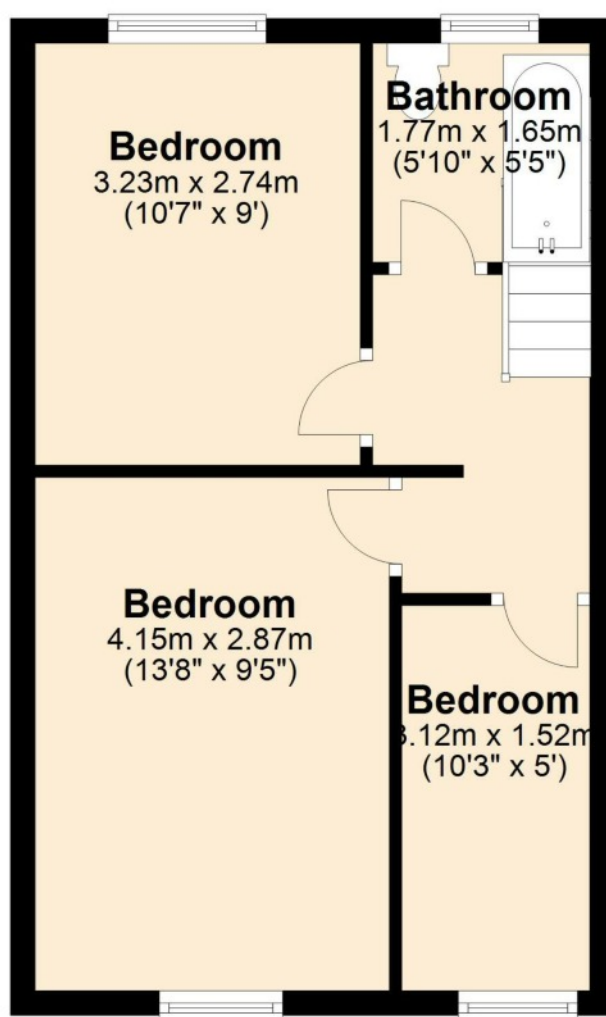
Ground Floor

Approx. 33.0 sq. metres (355.5 sq. feet)



First Floor

Approx. 34.1 sq. metres (367.2 sq. feet)



Total area: approx. 67.1 sq. metres (722.7 sq. feet)

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