



## Croft Head Drive, Milnrow, OL16 3UZ

HIGHLY DESIRABLE LOCATION | EXTENDED DETACHED HOUSE | THREE BEDROOMS | MODERN KITCHEN AND BATHROOM

DRIVEWAY AND GARAGE | POTENTIAL TO EXTEND FURTHER | OPEN VIEWS TO THE REAR | NO ONWARD CHAIN

**Asking Price: £249,950**

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HERE TO GET *you* THERE

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## Croft Head Drive, Milnrow, OL16 3UZ

Situated in one of the most sought after locations within Milnrow, is this well presented three bedroom extended detached property. With an enviable open aspect, far reaching views and further potential to extend to the side (subject to planning) this home would be ideal for a young family or those looking for a detached property with a manageable garden. Internally the property briefly comprises of a useful entrance porch, through lounge/diner, conservatory, WC and utility store room with a newly fitted modern kitchen. To the first floor there are three bedrooms and an extended bathroom. Outside the gardens are easy to maintain and well presented front and rear with the added benefit of a driveway providing off road parking and a garage. Fully double glazed and gas centrally heated. A peaceful and beautiful spot with all the fantastic local amenities Milnrow has to offer including shops, schools, transport links for the M62 Motorway and Hollingworth Lake only a moments' drive away. Call now to arrange your viewing to fully appreciate what is on offer. The property is being sold with NO ONWARD CHAIN.

### GROUND FLOOR

#### ENTRANCE PORCH

a useful area to hang coats and store shoes before entering the property.

#### HALL

with stairs accessing the first floor and a door to the lounge.

#### LOUNGE / DINER

6.47m (21' 3") x 4.00m (13' 1")

a lovely light and bright through room with a window to the front aspect and sliding doors into the conservatory. A fire surround in the living room adds a nice focal point and there is plenty of space for a good sized dining table.



#### KITCHEN

6.17m (20' 3") x 2.13m (7' 0")

fitted in January 2021 this extended room offers a modern range of base and wall units with a built in oven and electric hob, integrated dish washer and fridge/freezer with a useful under stairs storage cupboard. Windows to both side and rear aspects.



#### CONSERVATORY

3.46m (11' 4") x 2.70m (8' 10")

tiled flooring and plenty of space for furniture with a wonderful outlook over the garden and the fields and view beyond..



#### WC AND UTILITY

another great addition for storage with a WC, wash hand basin and space with plumbing for a washing machine.

### FIRST FLOOR

#### LANDING

2.46m (8' 1") x 1.91m (6' 3")

large window to the side aspect and a loft hatch with access to the fully insulated loft space.



**BEDROOM 1**

3.18m (10' 5") x 2.92m (9' 7")

this double bedroom is light and bright and has a range of fitted wardrobes and cupboards with a window to the front aspect.

**BEDROOM 2**

3.18m (10' 5") x 2.92m (9' 7")

fabulous views from this room with built in wardrobes with sliding doors and a further linen cupboard.

**BEDROOM 3**

2.23m (7' 4") x 2.13m (7' 0")

a single room with fitted wardrobes installed and a window to the front aspect.

**BATHROOM**

5.33m (17' 6") x 2.13m (7' 0")

a large extended bathroom with a feature cast iron, free standing bath, modern wash hand basin, WC and separate shower. Heated towel rail and windows to both front and side aspect.

**GARDENS**

To the front there is a small lawn garden which has an array of plants and shrubs. To the rear, the garden is easy to maintain with paved patio seating areas and an artificial lawn. All fully enclosed and secure.

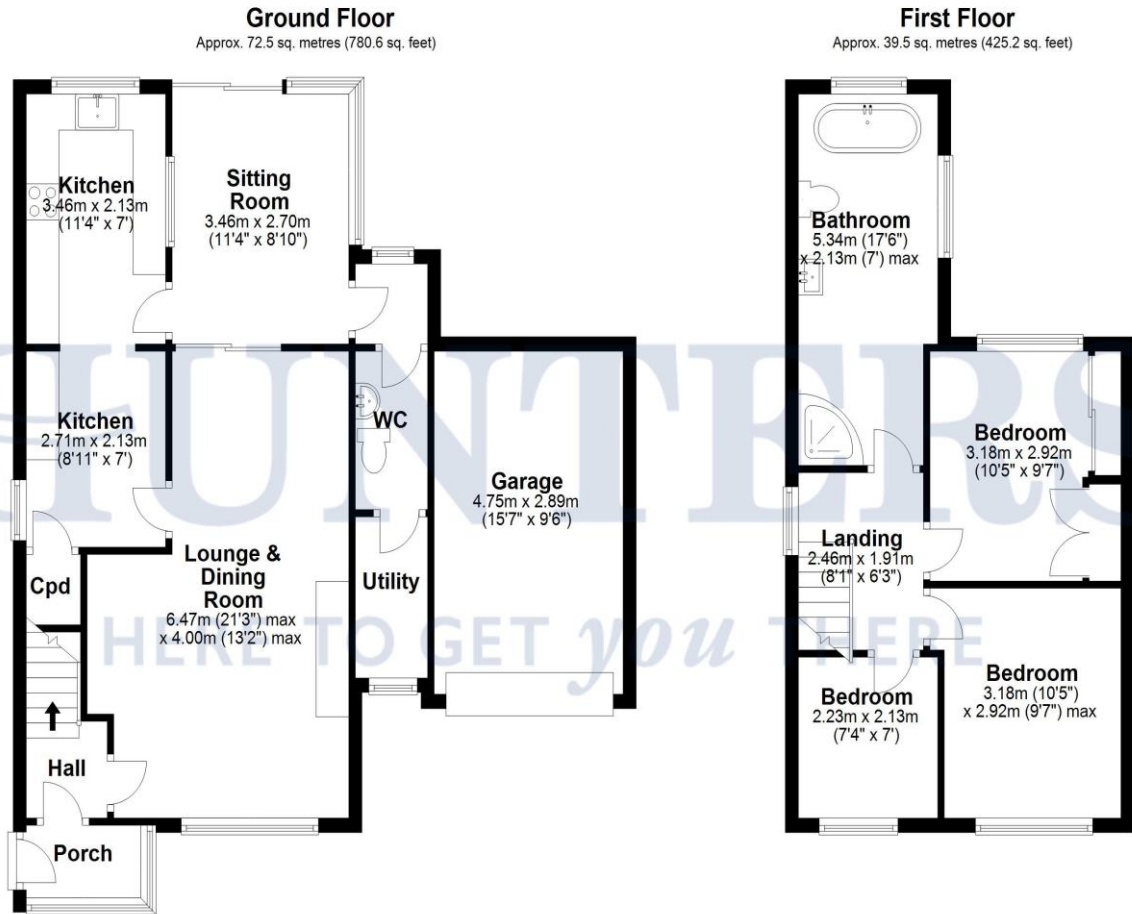
**GARAGE & PARKING**

4.75m (15' 7") x 2.89m (9' 6")

to the side there is off road parking on the driveway and a garage with an up and over door which has power and light inside.



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Total area: approx. 112.0 sq. metres (1205.8 sq. feet)

Disclaimer; This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.

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### «EpcGraph»

### Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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