



Rochdale Road, Milnrow, OL15 0HT

END TERRACE | FULLY REFURBISHED THROUGHOUT | FANTASTIC REAR GARDEN | OFF STREET PARKING FOR TWO CARS

BRAND NEW KITCHEN | NEW MODERN BATHROOM | NEW GAS CENTRAL HEATING | NO ONWARD CHAIN

Asking Price: £169,950

HUNTERS®
HERE TO GET *you* THERE

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A beautifully presented end terrace property with a fantastic large rear garden and off street parking. The property has recently undergone a full renovation and everything is brand new, never been used with a newly installed combi boiler, all freshly plastered and fully re wired. The quality of the fixtures and fittings are of a high standard and the accommodation briefly comprises of a light and airy spacious lounge, modern fitted kitchen, cellar, two good sized bedrooms, a box room and modern bathroom suite. To the rear, the off street parking is a great benefit and the garden is a wonderful surprise as it's a great size and well maintained. Located close to all the local amenities Milnrow has to offer with an array of shops, supermarkets, schools and transport links including easy access to the M62 Motorway for Leeds and Manchester. Call now to arrange your viewing to fully appreciate the high quality fixtures, fittings and the fabulous garden.

GROUND FLOOR

LOUNGE

4.59m (15' 1") x 4.31m (14' 2")

This light and spacious room has been freshly plastered and then tastefully decorated with a newly fitted carpet and a window to the front aspect.



BREAKFAST KITCHEN

3.67m (12' 0") x 3.32m (10' 11")

A modern range of base and wall units with a built in oven and electric hob with extractor over, space and plumbing for a washing machine, dishwasher and fridge freezer. A useful breakfast bar has been installed to create a modern dining area. A door leads down to the cellar with an external door and window to the rear garden.



LOWER GROUND FLOOR

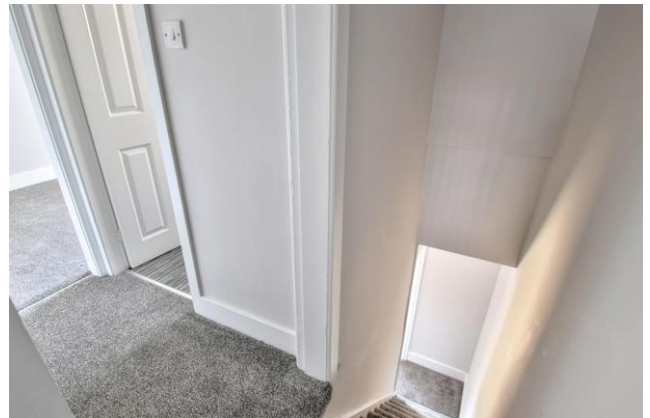
CELLAR

additional storage space.

FIRST FLOOR

LANDING

with access to the bedrooms and bathroom.



BEDROOM 1

4.31m (14' 2") x 3.00m (9' 10")

with a front aspect window and tastefully decorated double bedroom.



BEDROOM 2

3.32m (10' 11") x 2.22m (7' 3")

This bedroom again, has been fully refurbished with a pleasant outlook over the rear garden.

**BOX ROOM**

3.28m (10' 9") x 1.50m (4' 11")

an ideal room for a nursery or a home office.

**BATHROOM**

2.37m (7' 9") x 2.28m (7' 6")

a modern three piece suite which briefly comprises of a low-level WC, wash hand basin and fitted bath with a rainfall shower over the bath. Fully tiled with a window to the rear aspect.

**GARDEN**

The rear garden is well maintained with a large lawn area providing great space to sit out and relax or for young children to play.

**PARKING**

the paved parking area is invaluable keeping the cars off the road and convenient.

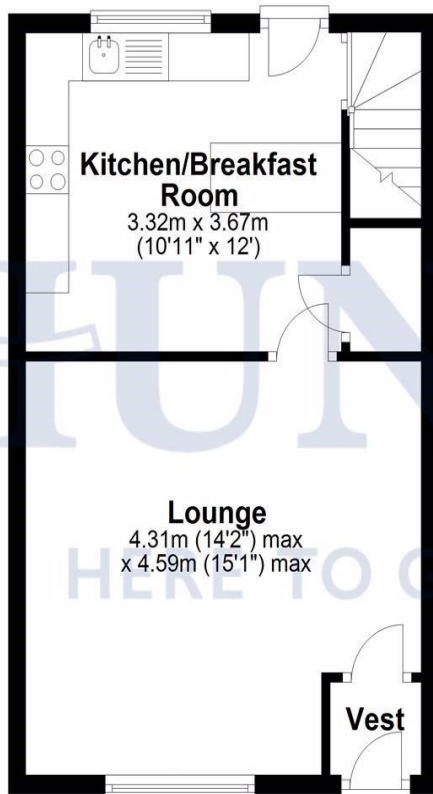
**THINKING OF SELLING?**

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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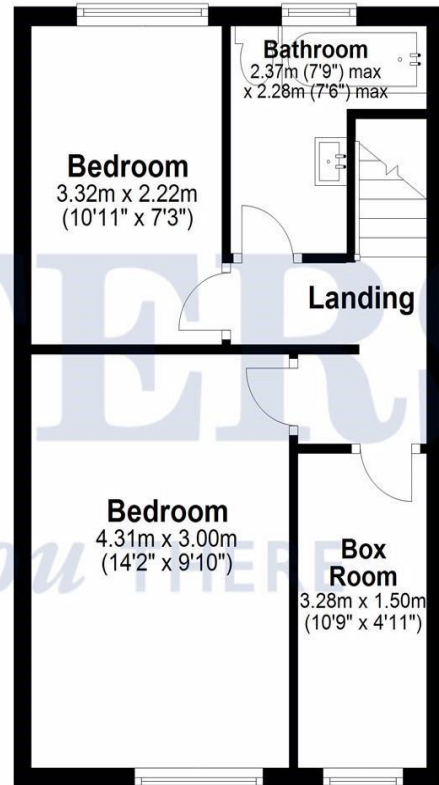
Ground Floor

Approx. 35.6 sq. metres (382.7 sq. feet)



First Floor

Approx. 35.6 sq. metres (382.7 sq. feet)



Total area: approx. 71.1 sq. metres (765.3 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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Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

