

# HUNTERS®

HERE TO GET *you* THERE

73 Willows Lane, Milnrow, OL16 4BQ

£175,000

Property Images



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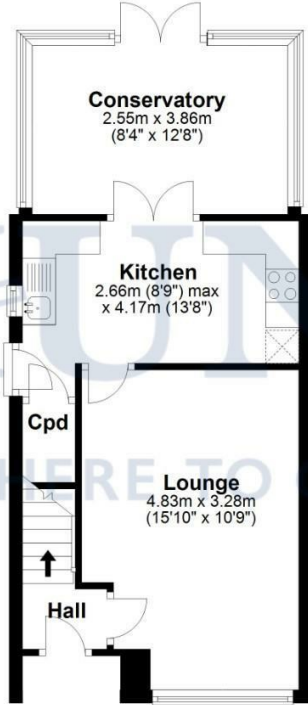
## Property Images



## Floorplan

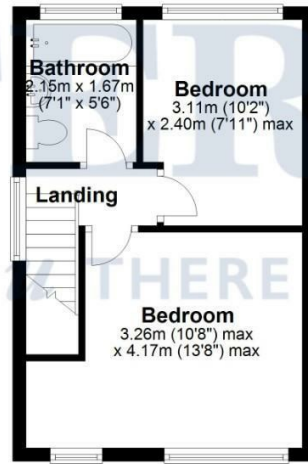
### Ground Floor

Approx. 38.6 sq. metres (415.0 sq. feet)



### First Floor

Approx. 27.0 sq. metres (290.3 sq. feet)



Total area: approx. 65.5 sq. metres (705.3 sq. feet)

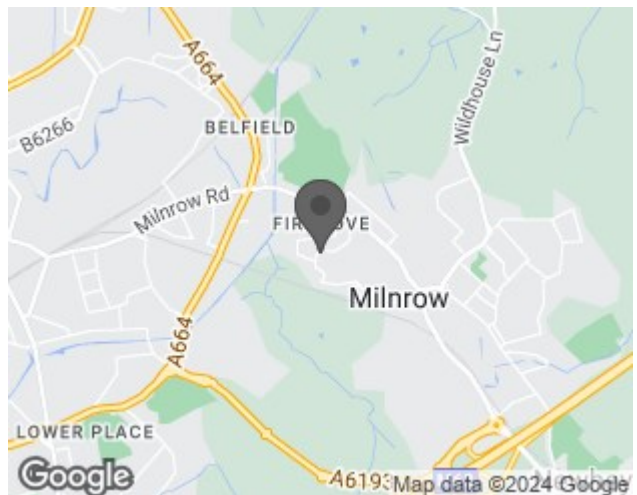
Disclaimer; This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own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

Created by EveryCloud Photography on behalf of Hunters  
Plan produced using PlanUp.

## EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>69</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Map



## Details

Type: House - Semi-Detached Beds: 2 Bathrooms: 1 Receptions: 2 Tenure: Freehold

## Summary

Hunters Estate Agents are delighted to be able to offer to the market this attractive two bedroom semi detached property, boasting a fantastic corner plot with beautifully landscaped gardens to three sides, a driveway and a single garage. Situated in this sought after location within Milnrow, only minutes drive from local amenities, tram links to Manchester and the M62 motorway network. The accommodation is well presented throughout and briefly comprises of an entrance hall, lounge, modern fitted kitchen, conservatory overlooking the rear garden, two good bedrooms and bathroom/WC. Gas central heating is installed with radiators throughout and the property is also double glazed. An excellent opportunity for a first time buyer or those looking to downsize, call now to arrange a viewing.

## Features

• SUPERB CORNER PLOT • DRIVEWAY & GARAGE • BEAUTIFUL LANDSCAPED GARDENS • WELL PRESENTED ACCOMMODATION • LOUNGE CONSERVATORY & KITCHEN • TWO BEDROOMS AND BATHROOM • FREEHOLD (WITH LAND CHARGE) • COUNCIL TAX BAND A • EPC RATING C