



**Whitfield Drive
Milnrow OL16 4BP
ASKING PRICE £625,000**

Adamsons Barton Kendal are delighted to present this four-bedroom detached executive family home in the sought-after Milnrow location. Positioned on the ever-popular Buckley Hill Lane, the home occupies an extensive plot with countryside walks right on the doorstep.

Perfectly suited for growing families seeking additional space, the property is ideally located close to highly regarded schools. It is also just a short walk from Milnrow village, offering a range of shops, restaurants, and local amenities, while benefiting from excellent access to motorway links.

Externally, the property boasts a large block-paved driveway and beautifully maintained front lawns, creating an impressive first impression. Upon entering, you are greeted by a spacious and welcoming entrance hall, providing convenient access to a downstairs WC and a practical cloakroom.

To the right, the first lounge features stylish bay windows and a charming fireplace, creating a warm and inviting living space. There is also a second reception room, currently used as a dining/sitting area, offering versatility for modern family living.

The heart of the home is the open-plan kitchen and living space. The kitchen is fitted with high-quality appliances, including a Bosch dishwasher, fridge freezer, ovens, hob, extractor fan, and a Quooker tap. A separate utility room provides additional practicality, particularly for larger families.

The extensive double garage offers a substantial space with the potential to be converted into further living accommodation if required, and it can also be accessed internally.

Upstairs, a generous landing leads to four well-proportioned double bedrooms, two of which benefit from en-suite bathrooms. Three of the bedrooms feature fitted wardrobes, while the fourth is currently used as an office but is easily large enough to serve as a bedroom if needed. The family bathroom completes the first floor. Both the family bathroom and one en-suite were modernised five years ago with Dale Bathrooms fittings, with the en-suite also featuring a contemporary Bluetooth mirror with LED lighting.

Externally, the rear garden is a true highlight of the property. Set on a substantial plot, the garden enjoys a desirable south-facing aspect, ensuring maximum sunlight throughout the summer months. It features a beautifully designed BBQ area with paved seating, a greenhouse for gardening enthusiasts, and a variety of well-maintained planting areas. With multiple seating spaces and ample room for family activities, this outdoor space is ideal for both relaxation and entertaining.

This is a superb family home that has been lovingly maintained by the current owners, offering space, comfort, and an exceptional setting.

Early viewing is highly recommended.

Whitfield Drive Milnrow OL16 4BP

THE ACCOMMODATION COMPRISES:

(Measurements are approximate to the nearest 0.1m and for guidance only and they should not be relied upon for the fitting of carpets or the placement of furniture). No checks have been made on any fixtures and fittings or services where connected (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property).

Ground Floor

Lounge: 5.97 x 3.92 metres

Dining Room: 5.53 x 3.92 metres

Hallway: 4.77 x 1.92 metres

WC & Cloakroom

Double Garage: 5.13 x 5.74 metres

Utility Room: 1.54 x 3.63 metres

Kitchen: 5.09 x 8.32 metres

Sitting Room - 2.26 x 4.14 metres

First Floor

Landing: 5.63 x 4.03 metres

Bedroom 1: 4.28 x 3.92 metres

En Suite 1: 1.73 x 3.92 metres

Bedroom 2: 2.96 x 3.92 metres

Shower Room: 2.22 x 2.33 metres

En suite 2: 2.22 x 1.60 metres

Bedroom 3: 3.34 x 3.63 metres

Office / Bedroom 4: 3.93 x 3.63 metres



Whitfield Drive Milnrow OL16 4BP



Whitfield Drive Milnrow OL16 4BP



Whitfield Drive Milnrow OL16 4BP



Whitfield Drive Milnrow OL16 4BP

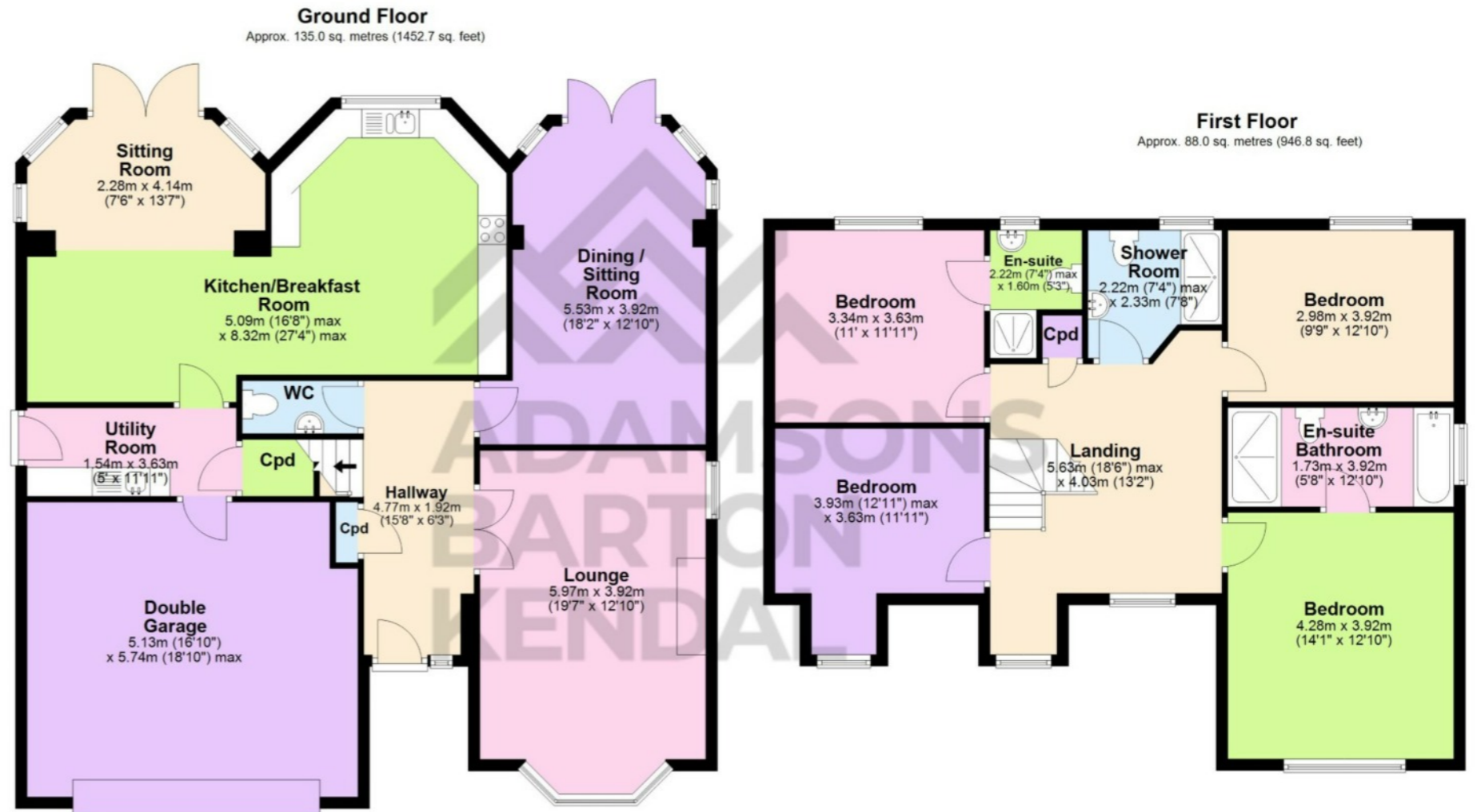


Whitfield Drive Milnrow OL16 4BP

Tenure - Freehold

Council Tax Band - Band F

Energy Performance Certificate - TBC



Total area: approx. 222.9 sq. metres (2399.5 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.

w - abkproperty.co.uk e - sales@abkproperty.co.uk

Adamsons Barton Kendal for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Adamsons Barton Kendal has any authority to make or give any representations or warranty in relation to this property.

Due to a change in the legislation as from 1st March 2004 we are required to check your identification. This is a legal requirement and applies to all Estate Agents: (i) proceeding to market any property; and (ii) should you make an offer on one of our properties and this offer becomes acceptable, before we can instruct Solicitors to proceed with the transaction. Suitable identification can be: Current signed Passport; New style Driving Licence with photograph; Inland Revenue Tax notification