



8 Milldale Road, Leigh

Offers Over £300,000

**Miller Metcalfe**  
*Every step of the way*

# 8 Milldale Road

Leigh, Leigh

This well presented four-bedroom semi detached dormer bungalow occupies a generous plot and offers flexible, family friendly accommodation arranged over two floors.

The ground floor opens via an entrance vestibule into a spacious and light filled sitting and dining room, ideal for both everyday living and entertaining. Further ground floor accommodation includes a well appointed kitchen, a versatile downstairs bedroom, and a second reception room featuring double doors that open directly onto the rear garden. A beautifully modern family bathroom and a practical utility room complete the ground floor layout.

To the first floor are three well proportioned bedrooms, all offering comfortable accommodation, along with a convenient WC.

Externally, the property benefits from a large stoned driveway providing off road parking for multiple vehicles. To the side and rear are well sized gardens, offering excellent outdoor space that is perfectly suited to families and social use. The property also benefits from a double garage to the rear, with a private car parking space which could accommodate a caravan.

Early viewing is highly recommended to fully appreciate the space, versatility, and setting this attractive home has to offer.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

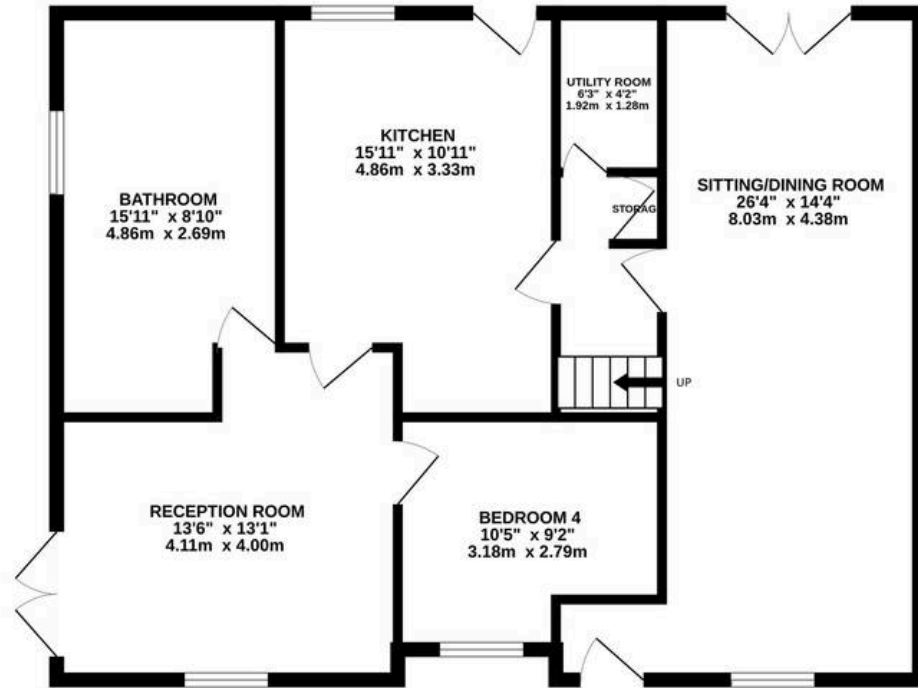




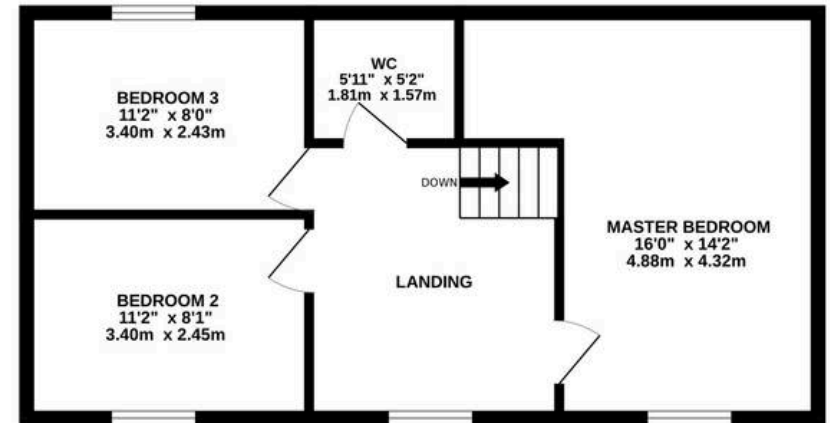




**GROUND FLOOR**  
890 sq.ft. (82.7 sq.m.) approx.



**1ST FLOOR**  
501 sq.ft. (46.5 sq.m.) approx.



**TOTAL FLOOR AREA : 1391 sq.ft. (129.2 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Miller Metcalfe - Tyldesley

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