

**Bowland Grove, Milnrow OL16 4EX**  
**Offers invited in excess of £295,000**



**ADAMSONS BARTON KENDAL** are delighted to introduce this beautifully presented three-bedroom semi-detached dormer bungalow, situated in the highly sought-after Milnrow location. Positioned on a quiet cul-de-sac, the property is tucked away, offering a peaceful living environment while remaining conveniently close to a range of local amenities. It is ideally located near Milnrow Cricket Club, with excellent motorway links and just a short walk from Milnrow village, providing easy access to shops, restaurants and everyday conveniences. The property is also within close proximity to Hollingworth High School, making it an ideal family home.

**Viewing Recommended**

**Head Office : 122 Yorkshire Street, Rochdale OL16 1LA**  
**01706 65214 / [sales@abkproperty.co.uk](mailto:sales@abkproperty.co.uk)**

Externally, the property benefits from a spacious driveway providing ample off-road parking, along with a detached garage which is currently utilised as a utility space and workshop, offering excellent versatility. The rear garden is beautifully landscaped and designed to be low maintenance, creating an attractive outdoor space perfect for relaxing and entertaining.

Internally, the home is modern, stylish and beautifully maintained throughout. Upon entering, you are welcomed into a cosy lounge featuring a charming built-in fireplace and double doors leading into the first bedroom, which could also serve as a second reception room if desired.

The heart of the home is the impressive open-plan kitchen diner, flooded with natural light from skylights and large bi-folding doors that open out onto the garden, seamlessly blending indoor and outdoor living. The kitchen is fitted with integrated appliances including a dishwasher, oven, hob and extractor fan, and offers space for a large fridge freezer.

The ground floor accommodation is completed by a contemporary wet room comprising a shower, WC and wash basin, along with a further generously sized double bedroom.

To the first floor, the stairs lead to the master suite, featuring a spacious double bedroom and a modern en-suite bathroom complete with a bath and overhead shower, WC and vanity sink unit.

Exceptionally presented and well maintained throughout, this modern and beautiful home offers flexible living accommodation in a prime location. Early viewing is highly recommended.





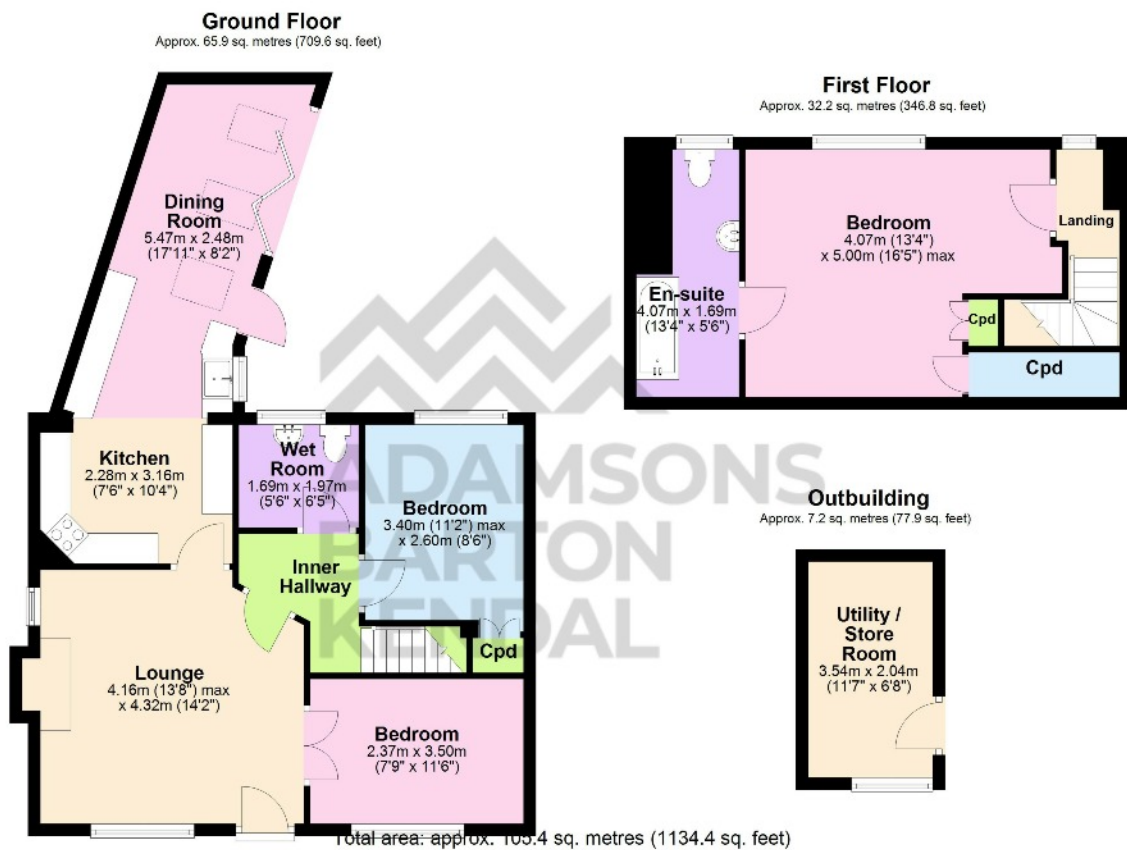
## Additional Information

Council Tax Band - B

Energy Performance Cert - TBC

Tenure - Leasehold

## VIEWING STRICTLY BY APPOINTMENT WITH ADAMSONS BARTON KENDAL



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.

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