



Lambourne Grove
Milnrow, Rochdale OL16 4YA
ASKING PRICE £289,000

Adamsons Barton Kendal are delighted to present this beautifully presented 3 bedroomed semi-detached family home with an additional attic space, situated in the highly sought-after Milnrow village. The property is positioned at the head of a peaceful and quiet cul-de-sac, just a stone's throw away from a range of local village amenities including shops, restaurants, highly regarded schools and nurseries, as well as excellent motorway links.

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For those who enjoy the outdoors, scenic countryside walks are right on your doorstep, with Hollingworth Lake only a short distance away.

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Occupying a generous plot, the property benefits from off-street parking for up to three vehicles. Internally, the accommodation briefly comprises an inviting entrance hallway, a separate cosy lounge featuring a charming fireplace, and an impressive open-plan living space ideal for modern family living. The contemporary fitted kitchen/diner comes complete with integrated appliances and useful under stairs storage, and has been extended to the rear to incorporate a bright and airy conservatory.

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To the first floor, there is a generous master bedroom with fitted wardrobes, two further single bedrooms, and access to a versatile attic room via its own staircase, currently utilised as a spacious fourth bedroom.

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Externally, the property boasts well-maintained and established gardens, along with a patio area perfect for outdoor dining and entertaining. Access to the rear of the property is conveniently available through a dual-access shed.

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This is a fantastic family home, beautifully presented throughout, and early viewing is highly recommended.

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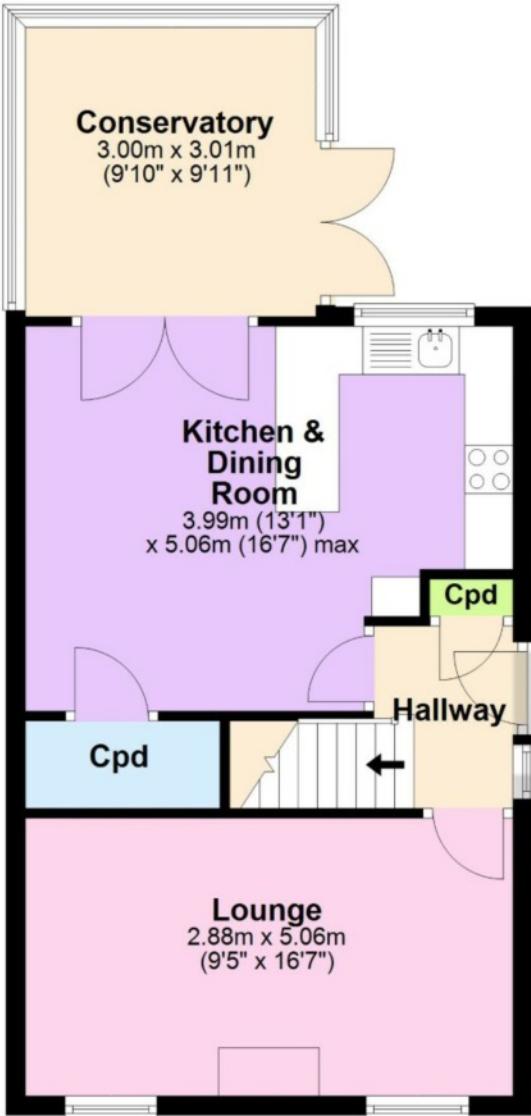
Tenure - TBC

Council Tax Band - Band C

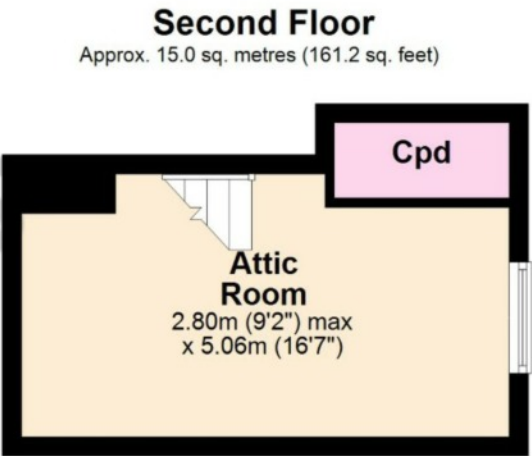
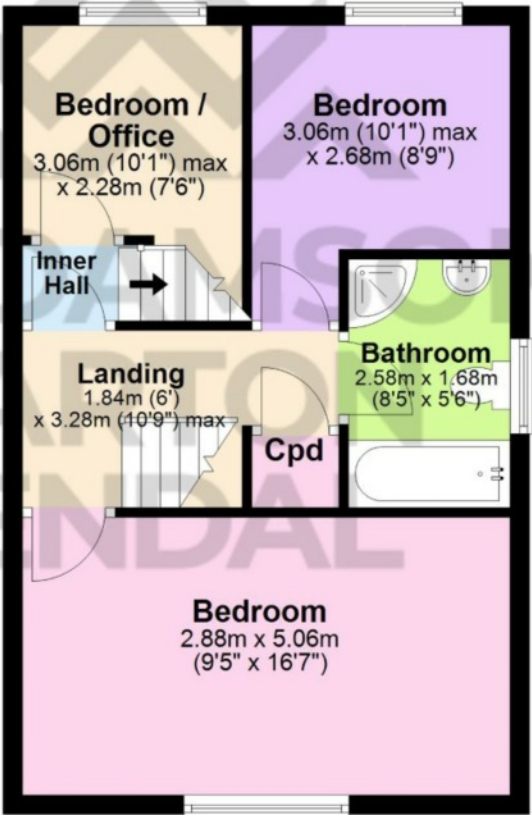
Energy Performance Cert - C



Ground Floor
Approx. 49.7 sq. metres (535.2 sq. feet)



First Floor
Approx. 40.3 sq. metres (433.4 sq. feet)



Total area: approx. 105.0 sq. metres (1129.7 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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