



**Arthington**  
**Buckley Hill Lane, Rochdale OL16 4BU**  
**OFFERS INVITD IN EXCESS OF £367,000**

**Adamsons Barton Kendal** are delighted to introduce this beautifully presented three-bedroom semi-detached family home, positioned on the sought-after Buckley Hill Lane in the heart of Milnrow Village. Occupying a prestigious location and presented to an exceptional standard throughout, this stunning home offers spacious, versatile accommodation perfect for modern family living.

Set back from the road, the property benefits from a large driveway providing ample off-road parking, in addition to a detached double garage – ideal for secure parking, storage or workshop use.

Internally, the home boasts two generous reception rooms, both featuring attractive bay windows that flood the space with natural light. The rooms are separated by a cosy multi-fuel log burner, creating a warm and inviting focal point while efficiently heating the home. One reception room is currently used as a comfortable family lounge, whilst the other serves as an elegant dining room, full of character and beautifully maintained – perfect for entertaining guests or enjoying family meals.

The owners have thoughtfully added a convenient downstairs WC, with the added luxury of under floor heating extending through both the WC and the kitchen. The kitchen is beautifully appointed and fitted with integrated appliances including a dishwasher, oven, hob and fridge freezer. Double doors open seamlessly onto the rear garden, creating a wonderful indoor-outdoor flow ideal for summer gatherings.

To the first floor, the generous master bedroom provides a relaxing retreat, complemented by a further spacious double bedroom complete with fitted wardrobes. The third bedroom, currently utilised as a nursery, is ideal for a young child or could alternatively serve as a home office. The modernised family bathroom completes the accommodation, featuring a contemporary three-piece suite comprising a bath with overhead shower, vanity unit with sink, and WC. A handy upstairs storage cupboard houses space for a washer and dryer, adding further practicality.

Externally, the rear garden enjoys beautiful countryside views and offers a large lawned area – perfect as a safe playground for young children – along with paved seating areas ideal for outdoor dining and entertaining during the warmer months.

The property also benefits from a large cellar with full electricity supply, offering excellent potential for conversion into a gym, games room or additional storage space. Recently installed new windows and doors and a newly fitted alarm system provide added comfort and security.

The property has also had new rendering.

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### Tenure

To be confirmed

### Council Tax Band

Band D

### Energy Performance Certificate

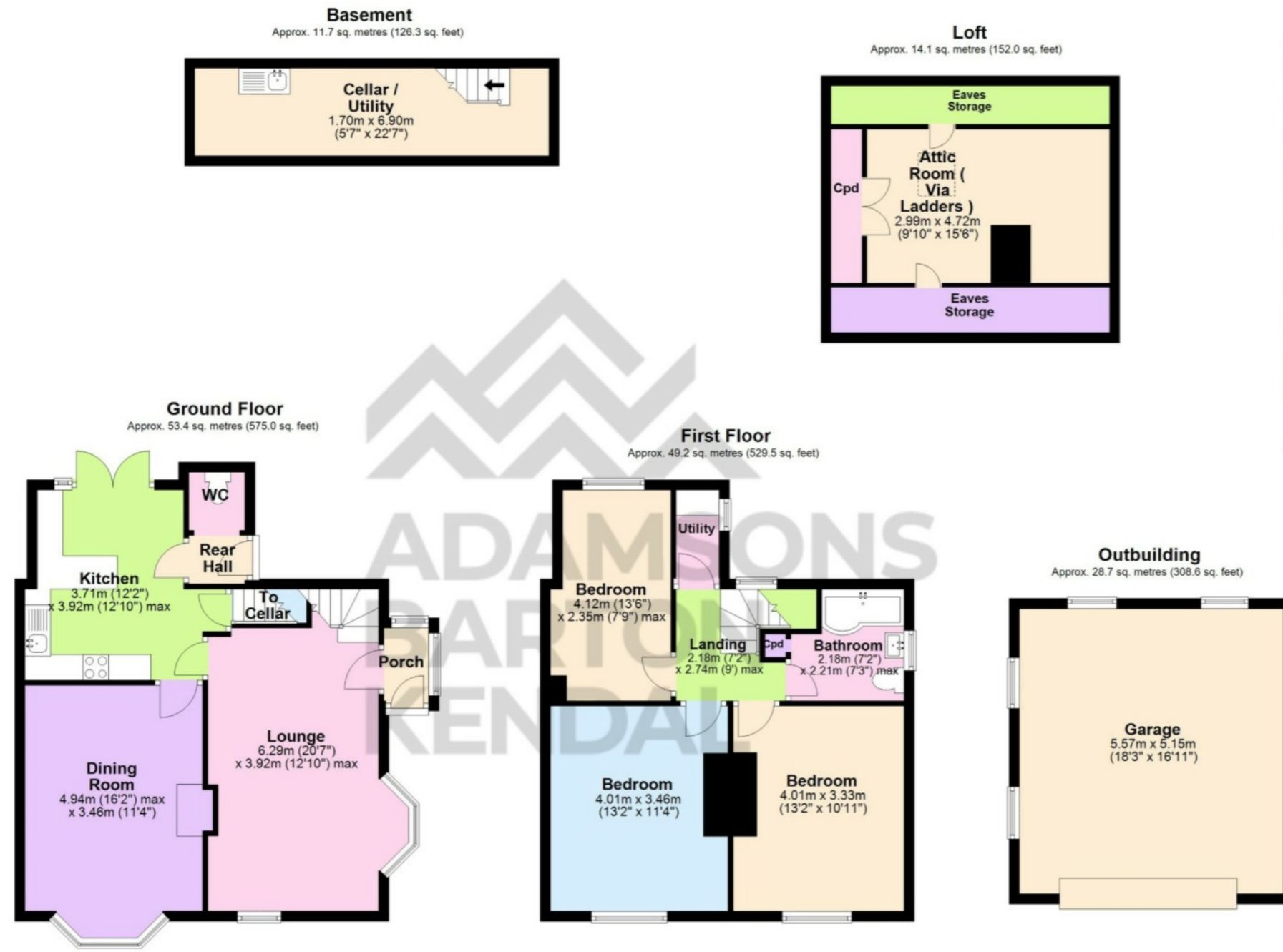
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- Prestigious Buckley Hill Lane location
- Beautifully presented throughout
- Large driveway and detached double garage
- 2 bay fronted reception rooms
- Multi fuel log burner
- Under floor heating in kitchen and wc
- Modern family bathroom
- New windows, doors, alarm system and rendering
- Generous rear garden with countryside views

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# VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS ADAMSONS BARTON KENDAL



Total area: approx. 157.1 sq. metres (1691.4 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		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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