

Cotswold Crescent, Milnrow OL16 3HU

Offers invited in the region of £235,000



ADAMSONS BARTON KENDAL are delighted to present this three bedroom semi-detached family home, situated in the highly sought after Milnrow location. This well-presented property offers gardens to both the front and rear, a large driveway providing ample off-road parking, and a detached single garage—ideal for storage or additional utility space.

Viewing Recommended

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

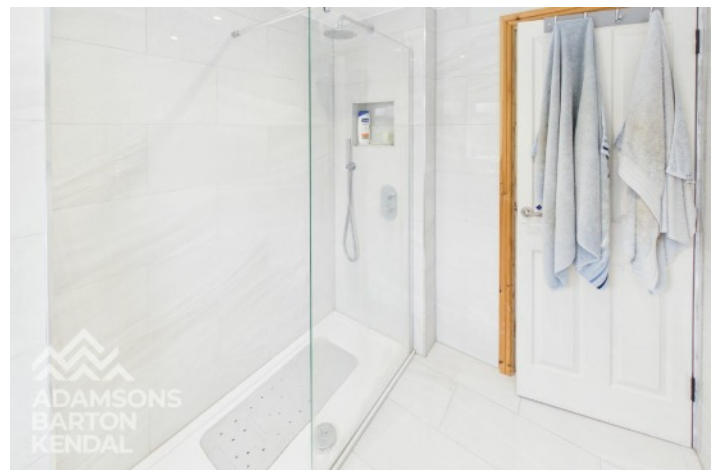
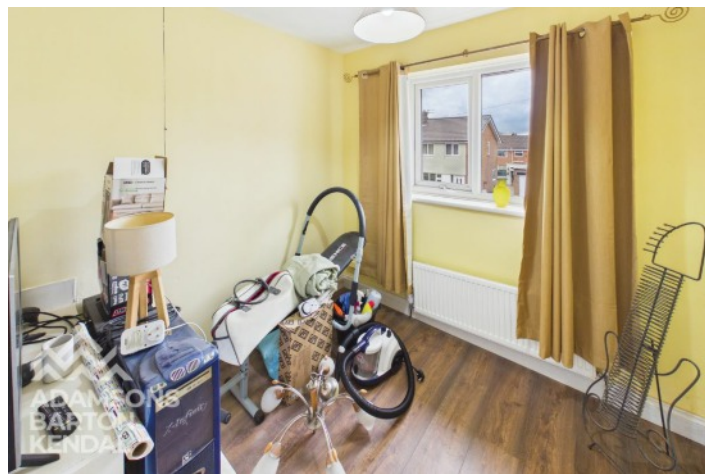
Internally, the property boasts a spacious lounge, perfect for relaxing or entertaining, alongside a stylish, modern fitted kitchen complete with a breakfast bar, integrated appliances, and direct access to the rear garden—creating an excellent space for family living.

To the first floor, there is a generous master bedroom featuring fitted wardrobes, a further double bedroom, and a well-proportioned single room which could be utilised as a home office or nursery. The contemporary bathroom is finished to a high standard, comprising a walk-in shower, vanity sink unit, LED mirror, and WC.

Ideally positioned close to well-regarded local schools such as Crossgates Primary, and within walking distance of Milnrow village amenities, the property also benefits from easy access to scenic countryside walks including Hollingworth Lake—making it perfect for growing families.

Early viewing is highly recommended to fully appreciate what this fantastic home has to offer.





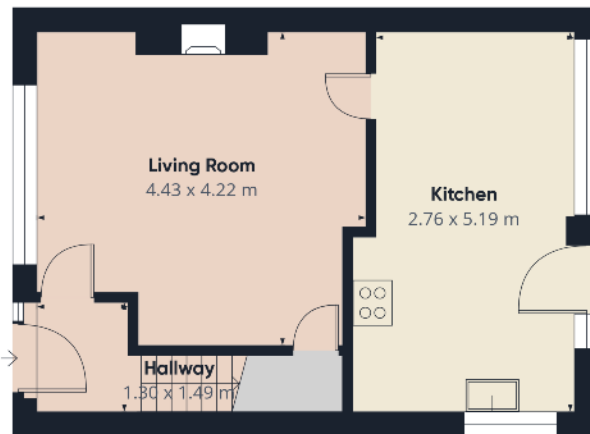


Additional Information

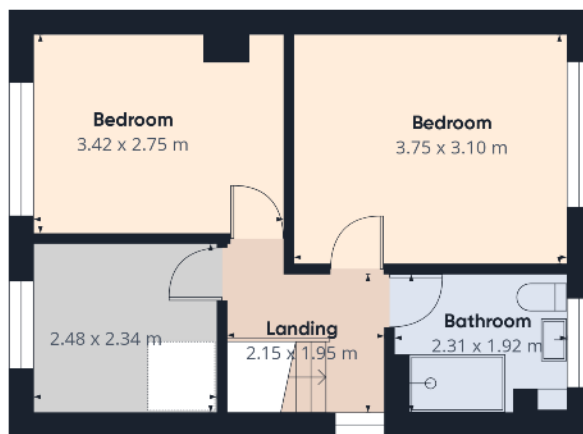
Council Tax Band - B

Energy Performance Cert - C73

Tenure - Leasehold - Term of 999 years from 9th August 1967 at a ground rent of £14 pa



Floor 0



Floor 1

Approximate total area¹⁾
70 m²

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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