

Thames Road, Rochdale OL16 3UB
Offers invited in excess of £240,000



ADAMSONS BARTON KENDAL are delighted to present this three bedroom detached true bungalow in the sought-after location of Milnrow. The bungalow is situated in close proximity to Milnrow Village, where you will find a range of local amenities including shops, restaurants and everyday conveniences. It is also within a short walking distance of local bus routes and offers easy access to nearby motorway links, making it ideal for commuters.

Viewing Recommended

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

The property occupies a generous plot and benefits from beautifully maintained gardens to both the front and rear. The rear garden is particularly spacious and would be ideal for keen gardeners or those who simply enjoy outdoor space. To the front, the property boasts a large driveway providing ample off-road parking, along with a detached single garage complete with power and a workbench.

Internally, the bungalow features oil-fired central heating throughout and double-glazed windows, and it has also benefited from a new roof installed in 2023. The accommodation briefly comprises an entrance hallway leading to two large double bedrooms and a further single bedroom, which could alternatively be utilised as a dining room or home office. There is also a three-piece family bathroom.

The property offers a spacious lounge with large windows that allow plenty of natural light to flow through the room, along with sliding doors that lead into the original kitchen, which provides space for a small dining area.

This bungalow offers excellent potential for prospective buyers and has already generated early interest following the erection of our "For Sale" board. Early viewing is highly recommended to fully appreciate the opportunity on offer.







Additional Information

Council Tax Band - C

Energy Performance Cert - TBC

Tenure - TBC

VIEWING STRICTLY BY APPOINTMENT WITH ADAMSONS BARTON KENDAL

GROUND FLOOR
703 sq.ft. (65.3 sq.m.) approx.



TOTAL FLOOR AREA: 703 sq.ft. (65.3 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, ratios and any other data 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 a guide only. Prospective purchasers: The vendor, agents and applicants shown have not been selected and no guarantee as to their availability or efficiency can be given. Made with Homage 10/20

w - abkproperty.co.uk e - sales@abkproperty.co.uk

Adamsons Barton Kendal for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Adamsons Barton Kendal has any authority to make or give any representations or warranty in relation to this property.

Due to a change in the legislation as from 1st March 2004 we are required to check your identification. This is a legal requirement and applies to all Estate Agents: (i) proceeding to market any property; and (ii) should you make an offer on one of our properties and this offer becomes acceptable, before we can instruct Solicitors to proceed with the transaction. Suitable identification can be: Current signed Passport; New style Driving Licence with photograph; Inland Revenue Tax notification