



181 Newhey Road

Milnrow | OL16 3SA

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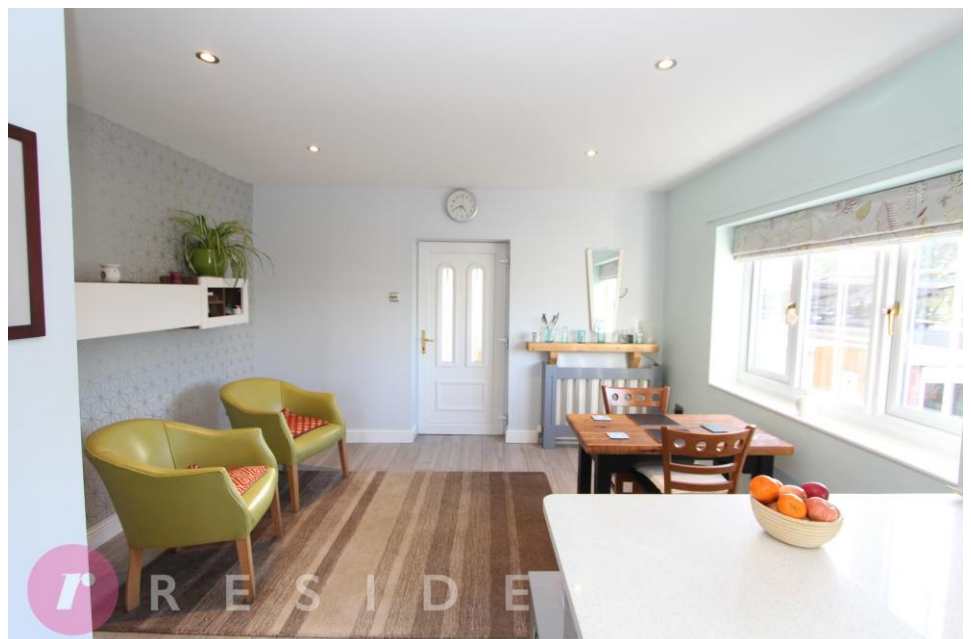
Overview

- Unique Detached Home
- Occupying A Large Plot
- Three Double Bedrooms
- Two Reception Rooms
- Modern Breakfast Kitchen
- En-Suite & Family Bathroom
- Detached Garage
- Beautiful Mature Gardens
- Delightful Countryside Views
- Family Living Accommodation



Split-Level Three Bedroom Detached Family Home Situated On A Large Plot

Situated on the doorstep of Milnrow village, this unique split-level detached family home provides easy access to the motorway network and Metrolink. The property is conveniently located for commuters as it is located within walking distance of the Metrolink into Manchester City Centre and gives easy access to Rochdale & Oldham town centres with junction 21 of the M62 only a five minute drive away.



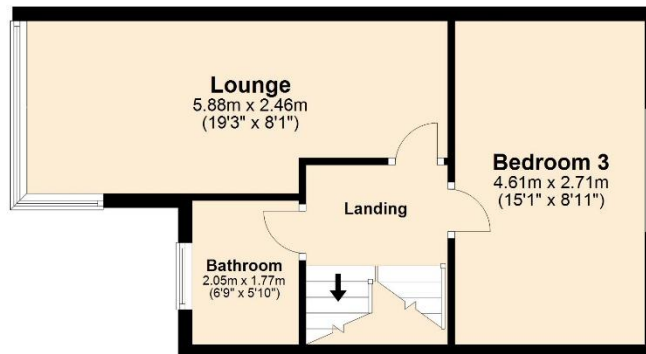
Internally, the extremely well-maintained home offers versatile family living accommodation comprising of an entrance porch, two reception rooms, a modern breakfast kitchen, three bedrooms, en-suite and family bathroom. The property also benefits from having gas central heating and upvc double glazing throughout.



Set well back from the road, the property sits proudly in an elevated position and occupying a large plot. To the front, a gated driveway offers ample off-road parking for several cars with a detached single garage to side. A sun terrace sits at the front of the home. Mature gardens are located at the rear with raised decking, flower beds, lawn and your very own putting green! The property offers delightful views across open countryside.

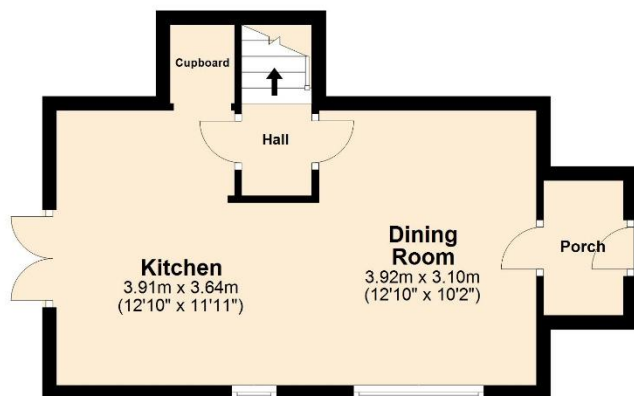
Split Level Ground Floor

Approx. 35.5 sq. metres (382.5 sq. feet)



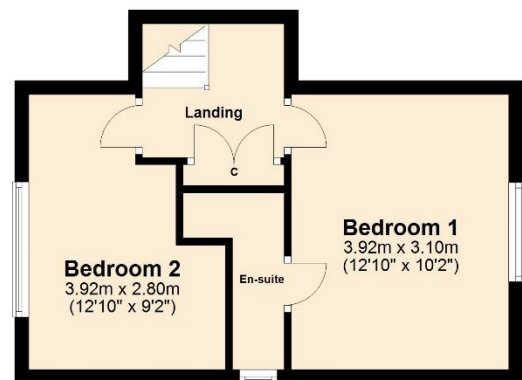
Lower Ground Floor

Approx. 31.6 sq. metres (340.6 sq. feet)



First Floor

Approx. 28.8 sq. metres (310.3 sq. feet)



Total area: approx. 96.0 sq. metres (1033.4 sq. feet)

4 Smith Street, Rochdale
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"Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale".