



**Water Lane
Milnrow, Rochdale OL16 3TL
ASKING PRICE £450,000**

Adamsons Barton Kendal are delighted to introduce this immaculate and beautifully presented detached family home, offering versatile living space and the flexibility to be utilised as a four-bedroom property. Currently arranged as three bedrooms, with the fourth bedroom thoughtfully converted into a luxurious walk-in wardrobe accessed directly from the master suite, this space can easily be reinstated to create a true four-bedroom detached family home – a key feature for growing families.

Occupying a desirable position just off a quiet lane, the property enjoys superb kerb appeal, a double driveway, and a garage that has been thoughtfully converted into a fantastic games room. The location is ideal for families, within close proximity to Hollingworth High School, Newhey Primary and Cross Gates Primary School, as well as being a short distance from the village centre with its range of shops and restaurants. For commuters, there is convenient access to the M62 motorway.

Internally, the home is modern, stylish and exceptionally well presented – truly turn-key ready. A spacious and inviting entrance hall with understairs storage sets the tone, leading to a versatile craft room which could be utilised as a home office, playroom or additional reception room. A convenient downstairs WC completes the practical ground floor layout.

The standout feature of this home is the impressive rear extension, which creates a stunning open-plan kitchen, dining and living space. Designed in a flowing U-shaped layout, this bright and spacious area is flooded with natural light from skylights above and bi-fold doors opening onto the garden.

The contemporary kitchen is fitted with integrated appliances including an electric hob, fitted ovens, a dishwasher and a fridge freezer, and is complemented by a stylish corner bench dining area positioned perfectly opposite the bi-fold doors – ideal for entertaining and modern family life.

Flowing seamlessly from the kitchen, the living area features striking panelled feature walls to both sides, creating a cosy yet sophisticated setting while maintaining the open-plan feel. A separate utility room sits just off the kitchen, providing essential additional storage and laundry space for busy households. The former garage has been expertly converted into a superb games room, currently accommodating a pool table and TV – perfect as a separate entertaining space, teenage retreat or “man cave”. Importantly, the original garage door remains in place, allowing for conversion back to a traditional garage if desired.

Upstairs, the property continues to impress. The beautifully modernised family bathroom features a bath, vanity sink unit, LED mirror and WC. There are two generous double bedrooms, each complete with stylish fitted wardrobes. The stunning master suite has been thoughtfully designed and includes a sleek en-suite shower room and a walk-in wardrobe. This dressing room was formerly the fourth bedroom and can be easily converted back, restoring the home to a four-bedroom layout to suit evolving family needs.

Externally, the rear garden is accessed via bi-fold doors and has been designed for low-maintenance living, featuring astro turf and a raised seating area complete with pizza ovens – perfect for enjoying the summer months and hosting family gatherings. To the front, the double driveway enhances both practicality and kerb appeal.

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Accommodation

Ground Floor

Lounge - 5.55m x 3.27m

Hallway - 5.21m x 1.81m

Utility Room - 1.42m x 1.81m

Office/Study - 2.35m x 2.96m

Kitchen/Dining - 6.40m x 7.65m

Games Room - 5.00m x 2.68m

WC

First Floor

Master Bed - 2.97m x 3.27m

En Suite - 2.49m x 1.41m

Walk in Wardrobe/ Formerly Bedroom 4
- 2.14m x 2.33m

Bedroom - 2.97m x 2.96m

Bedroom - 2.49m x 2.96m

Landing: 4.49m x 1.81m

Bathroom - 2.49m x 1.76m



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Tenure

TBC

Council Tax Band

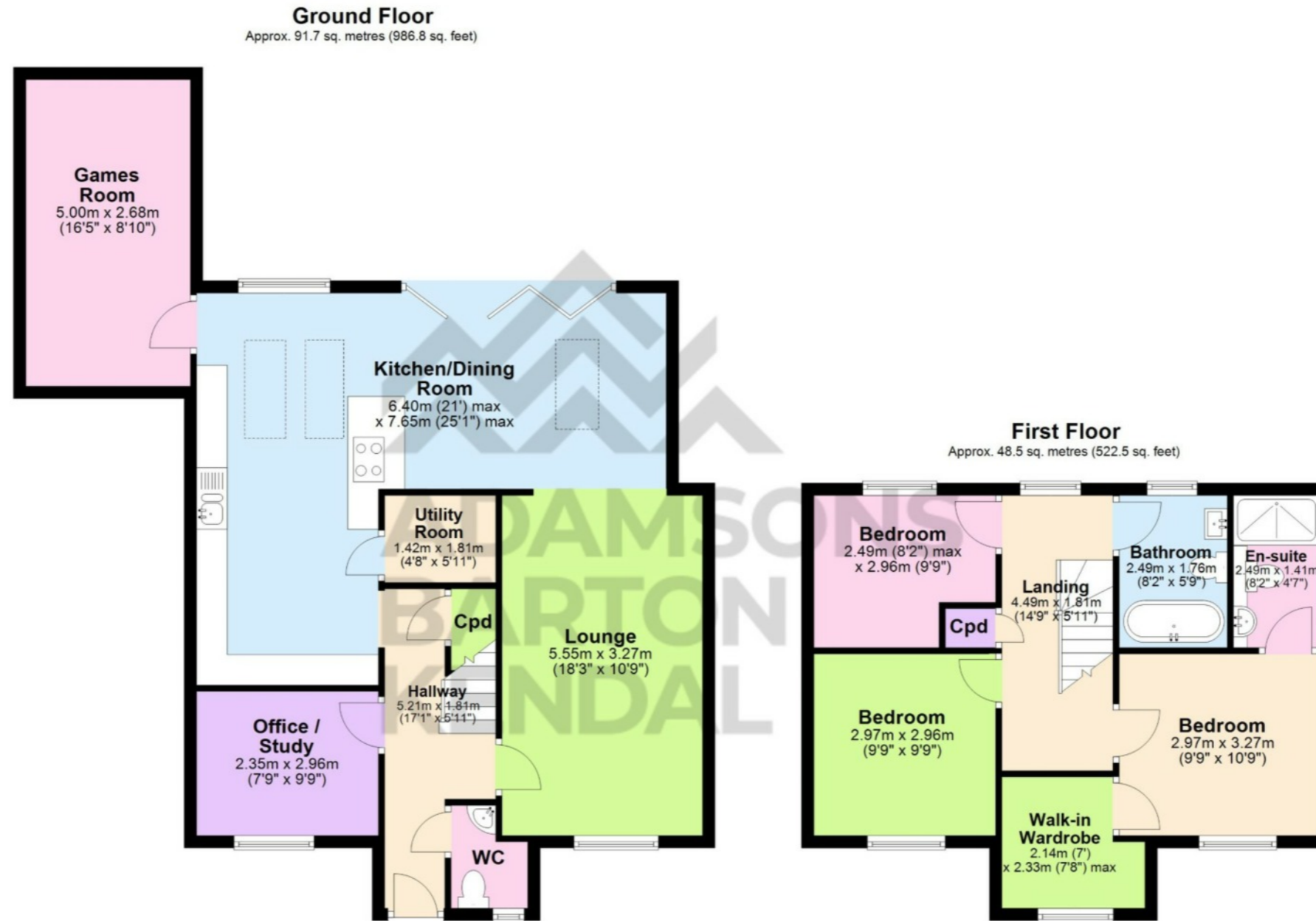
Band D

Energy Performance Certificate

TBC

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VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS ADAMSONS BARTON KENDAL



Total area: approx. 140.2 sq. metres (1509.3 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.

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