

Ashfield Lane
Milnrow OL16 4EW



A SPACIOUS THREE BED SEMI DETACHED HOME, SITUATED ON A QUIET
TREE LINED CUL-DE-SAC IN MILNROW - POTENTIAL TO CREATE THE
PERFECT FAMILY HOME



BARTON KENDAL are pleased to offer for sale this fabulous three bedroom semi detached home situated in a popular, highly sought after area of Milnrow. Built in 1926, the property boasts generous sized rooms throughout and provides a great opportunity to create a wonderful family home. The accommodation comprises a welcoming spacious hallway with natural light which leads to two reception rooms - a large living room with bay window and a spacious dining room with access to the kitchen. To the first floor, there are two double bedrooms, one with an en-suite and a further single bedroom and a family bathroom. There is also a full boarded loft with light and power. Externally, the property has gardens to the front along with a driveway leading to a garage. To the rear, there is a large paved yard which is easily maintained. The property benefits from CCTV to front and rear and a 'pet friendly' alarm system. Local amenities are all within easy reach and there are excellent transport links via tram as well as instant access to the motorway network.

EARLY VIEWING HIGHLY RECOMMENDED

ASKING PRICE £249,950

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THE ACCOMMODATION COMPRISES:

(Measurements are approximate to the nearest 0.1m and for guidance only and they should not be relied upon for the fitting of carpets or the placement of furniture). No checks have been made on any fixtures and fittings or services where connected (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property).

Ground Floor

Hallway – 5.64 x 2.88 metres (18' 6" x 9' 5")

Spacious hallway with large windows allowing lots of natural light. Access to the living room, dining room and first floor accommodation.

Lounge – 4.72 x 4.57 metres (15' 6" x 15')

Large main reception room with bay window. Dado rails and coved ceilings. Feature fireplace surround and carpeted throughout.

Dining Room – 4.72 x 4.57 metres (15'6" x 15')

Spacious dining room with access to the kitchen. Carpeted throughout with dado rails to all walls.

Kitchen – 6.09 x 1.93 metres (20' x 6' 4")

Galley kitchen consisting of a range of wall and base units in matte white with complementary work surfaces. Appliances include integrated fridge and freezer, gas hob with extractor hood, double oven, stainless steel sink unit with taps and plumbing for washing machine. Laminate flooring. Access to the rear yard.

Garage – 5.06 x 2.86 metres (16' 7" x 9' 4")

Store Room

First Floor

Landing – 4.80 x 2.39 metres (15'10" x 7' 10")

Master Bedroom – 4.72 x 3.46 metres (15' 6" x 11' 4")

Good sized master bedroom with bay window, fitted wardrobes and en-suite bathroom. Laminate flooring.

En Suite – 3.19 x 1.14 metres (10' 5" x 3' 9")

En-suite bathroom to the master consisting of low level WC, vanity sink unit and shower cubicle.

Bedroom Two – 3.12 x 3.6 metres (10' 3" x 11' 10")

Double bedroom overlooking the rear of the property. Fitted wardrobe space and carpeted throughout.

Bedroom Three – 3.66 x 1.93 metres (12' x 6' 4")

A further single bedroom. Carpeted.

Bathroom – 2.35 x 2.08 (7' 9" x 6' 10")

Family bathroom consisting of low level WC, pedestal sink unit and panelled bath with overhead shower.

Externally

The property is situated on a quiet tree-lined cul-de-sac within easy reach of all local amenities that Milnrow offers including shops, restaurants and well regarded local schools. Milnrow Cricket Club is within walking distance. The property boasts a driveway for two cars leading to a garage, a good sized front garden along with a large paved yard to the rear. Excellent transport links via tram as well as easy access to the motorway network.



Council Tax Band

We are advised that the property is assessed in Council Tax Band C

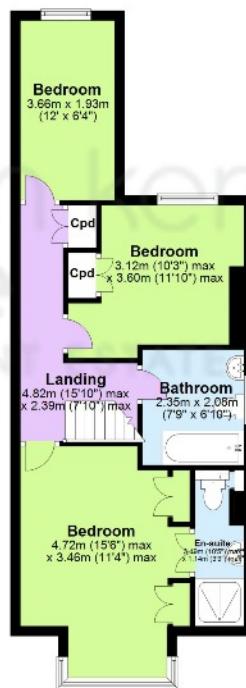
VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS BARTON KENDAL



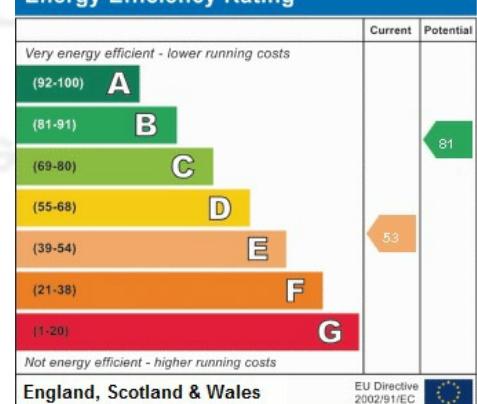
Ground Floor



First Floor



Energy Efficiency Rating



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.



Relocation
agent network

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