

Simeon Street
Milnrow, Rochdale OL16 3LD



A SPACIOUS THREE BEDROOM MID TERRACE PROPERTY WITH LARGE REAR GARDEN, FITTED KITCHEN AND THREE DOUBLE BEDROOMS
IDEAL FOR FIRST TIME BUYER



This spacious three bedroom mid terrace property is situated in the highly sought after location of Milnrow within walking distance of Milnrow Town Centre. The property benefits from UPVC double glazing throughout and a gas fired central heating system. The property at ground floor level has a good sized main lounge area, fitted family kitchen, WC and storage space. To the first floor there are three double bedrooms and family bathroom. externally the property has a large rear garden with both grass and paved seating area, there is also a front garden and on street parking is available to the front of the property. The property is offered for sale at a very competitive price and early viewing is highly recommended to appreciate the calibre of the property on offer.

COMPETITIVELY PRICED—VIEWING HIGHLY RECOMMENDED—NO CHAIN

ASKING PRICE £130,000

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Lancashire
OL16 1LA
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Middleton
M24 6TE
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THE ACCOMMODATION COMPRISSES:

(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

ENTRANCE HALLWAY

LOUNGE – 3.8 x 4.4 metres (12'5" x 14'5")

A good sized main lounge with feature fireplace and views over the front of the property.

KITCHEN/DINER – 3.0 x 3.6 metres (9'10" x 11'9")

A fully fitted kitchen with a range of wall and base units with complementary work surfaces, oven, hob and extractor fan, sink unit with drainer, plumbing for washing machine and dishwasher, access into WC and storage space.

WC – 1.8 x 1.0 metres (5'10" x 3'3")

Low level wc and wash hand basin.

STORAGE – 1.0 x 2.4 metres (3'3" x 7'10")

A storage space which currently houses the dryer





First Floor

LANDING

MASTER BEDROOM – 3.9 x 3.7 metres (12'9" x 12'1")

A large double master bedroom with carpet and neutral décor throughout, views over the front of the property.

BEDROOM TWO – 3.0 x 3.9 metres (9'10" x 12'9")

A second double bedroom with views over the rear of the property.

BEDROOM THREE – 3.7 x 3.4 metres (12'1" x 11'1")

A third good sized double bedroom.

BATHROOM – 2.8 x 1.5 metres (9'2" x 4'11")

A family bathroom with panelled bath with shower above, low level wc and pedestal wash hand basin - part tiled walls

Externally

Externally, the property benefits from a large rear garden with both lawned and paved seating area.

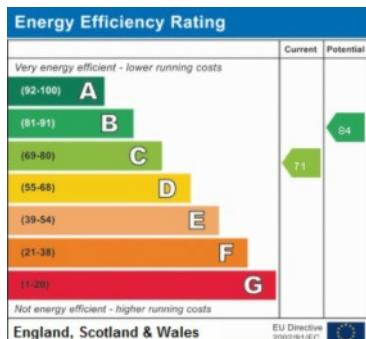
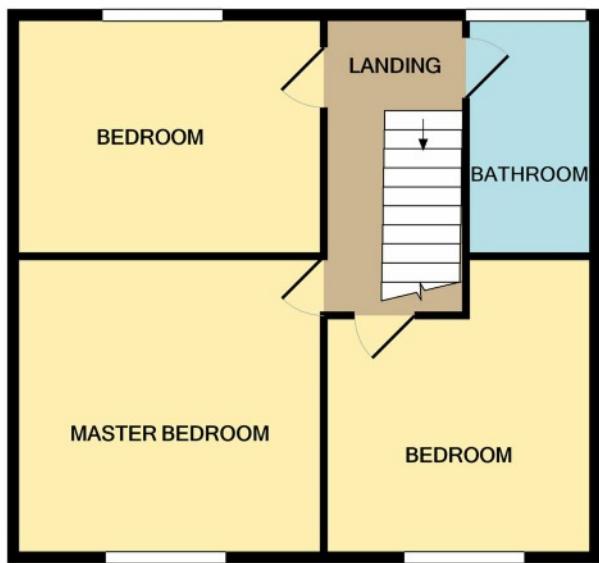
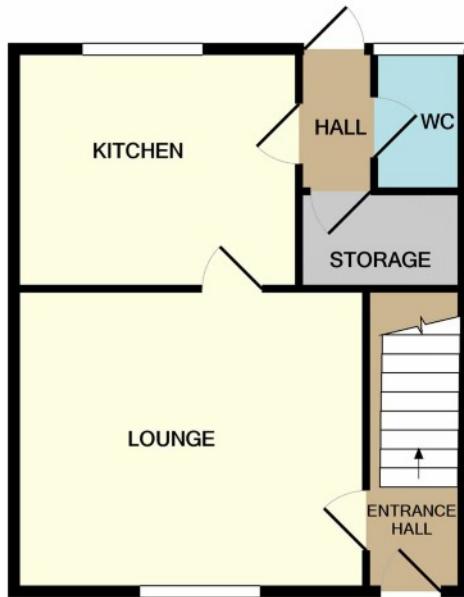
There is also a front enclosed garden and side alley for the bins. On street parking is available to the front of the property and the property is within walking distance of Milnrow Town Centre and all the local amenities.



Council Tax Band

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

VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS BARTON KENDAL



GROUND FLOOR

1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items 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 such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Relocation
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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 Barton Kendal has any authority to make or give any representations or warranty in relation to this property.

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