



Copster
Buckley Hill Lane OL16 4BU
Offers invited in the region of £550,000

ADAMSONS BARTON KENDAL are delighted to introduce this extended 1930s detached property positioned on one of Milnrow's most sought after streets of Buckley Hill Lane. Occupying a substantial plot of just under one acre, this exceptional and individual home offers expansive garden space ideal for equestrian use, whilst enjoying a prime location close to open countryside, the Metrolink and the M62 motorway, providing convenient access to both Manchester and Leeds city centres.

Rich in original character and charm, the property retains beautiful period features including original stained glass windows. A large and welcoming entrance hall with useful under-stairs storage leads into the bay-fronted lounge. The open plan kitchen / dining area provides an excellent space for formal entertaining with the kitchen area being well appointed, benefiting from French double doors leading out to the rear garden, allowing for plenty of natural light and seamless indoor-outdoor living. A handy utility room sits just off the kitchen and includes an integral fridge/freezer along with plumbing for a washing machine.

The home has been thoughtfully extended to provide a versatile home office, which could alternatively be utilised as an additional bedroom or sitting room, benefiting from the convenience of an additional WC. To the first floor are three well-proportioned bedrooms, two of which are generous doubles, along with a recently upgraded contemporary three-piece shower room featuring a modern vanity unit, heated chrome towel rail, Bluetooth LED mirror, under floor heating and attractive stained glass circular original stained glass window.

Externally, the property truly excels. The extensive rear gardens offer a variety of paved seating areas, a garden room and greenhouse, along with ample lawned space ideal for families or those seeking additional land. A garage/workshop is located to the lower ground floor, providing excellent storage or workspace potential. To the front, a spacious driveway provides ample off-road parking, complemented by a well-maintained lawn garden and a pebbled pathway leading to the rear.

Early viewing is highly recommended to fully appreciate the size, setting and character this wonderful family home has to offer, particularly for buyers seeking a substantial plot with additional land to suit a range of lifestyle needs.

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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

LOUNGE - 4.08 x 3.51 metres

DINING ROOM - 3.67 x 4.02 metres

KITCHEN - 2.93 x 3.30 metres

HALLWAY - 3.48 x 2.39 metres

UTILITY ROOM - 3.67 x 2.31 metres

WC

BEDROOM / OFFICE - 4.50 x 3.55 metres

GARAGE - 4.50 x 3.55 metres

First Floor

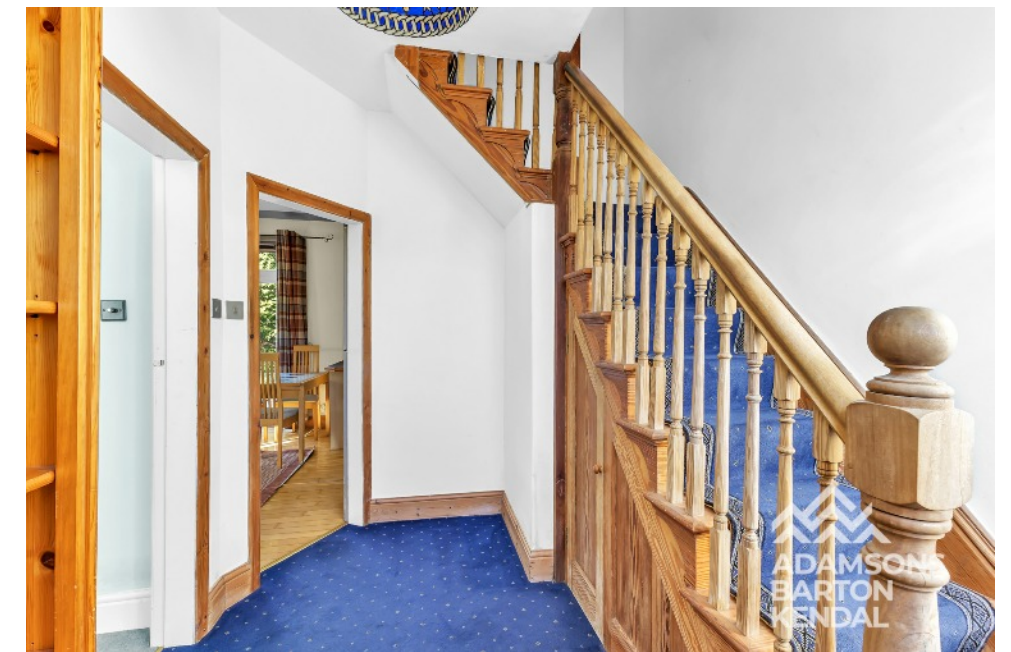
LANDING

BEDROOM - 3.67 x 3.51 metres

BEDROOM TWO - 2.71 x 2.39 metres

BEDROOM THREE - 4.00 x 3.51 metres

BATHROOM - 1.80 x 2.39 metres



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Council Tax Band

D

Energy Performance Rating

D

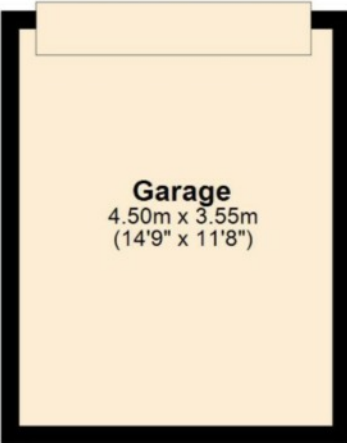
Tenure

Leasehold

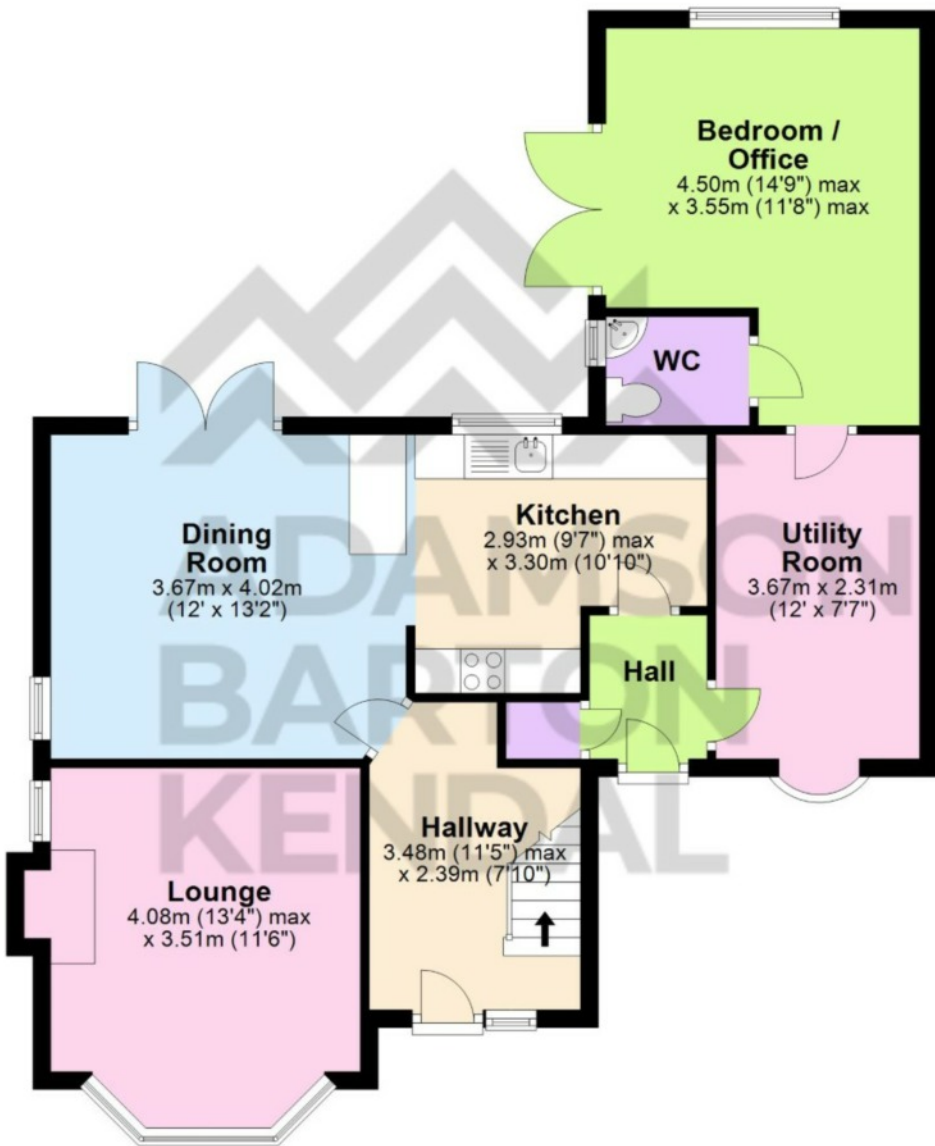


VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS ADAMSONS BARTON KENDAL

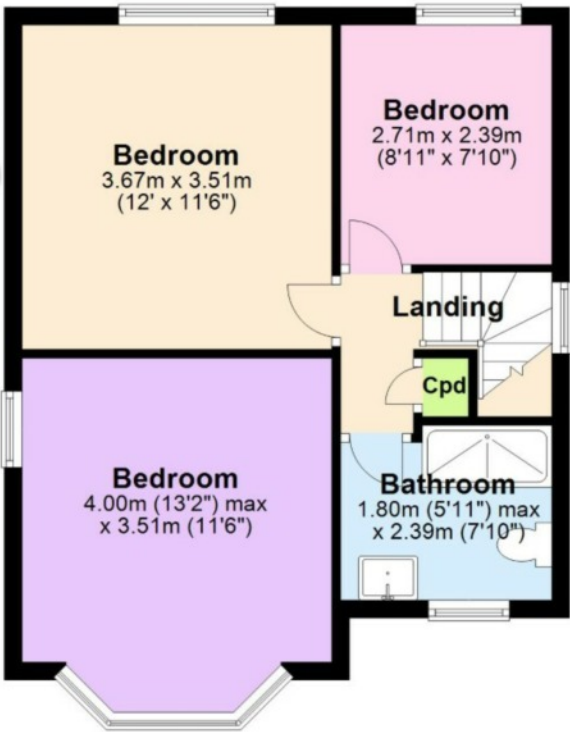
Lower Ground Floor
Approx. 16.0 sq. metres (171.9 sq. feet)



Ground Floor
Approx. 72.5 sq. metres (780.2 sq. feet)



First Floor
Approx. 41.9 sq. metres (450.6 sq. feet)



Total area: approx. 130.3 sq. metres (1402.7 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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