



## 5 Milngate Close

**Rochdale, OL16 4QS**

The property features an inviting entrance hallway that leads to a spacious lounge, which overlooks the beautiful garden. The open-plan dining area and modern kitchen are perfect for entertaining, while a conveniently located ground floor W.C. adds to the functionality of the space. The integral garage includes a utility area, providing additional practicality. On the first floor, you'll find a well-appointed family bathroom and four generously sized double bedrooms, with the master bedroom boasting an ensuite shower room. The fourth bedroom has been fitted out as a home office. Externally, the property offers driveway parking and an attractive front garden area, while the private rear garden is secure and not being overlooked. This immaculate freehold home awaits the discerning buyer who is ready to move in and make it their own. Viewings are highly recommended!

**4 bedrooms**

**Open plan kitchen / diner**

**Integral garage**

**Master en-suite**

**Spacious lounge**

**Guest w/c**

**Home office**

**Ideal family garden**

**£375,000**

### Entrance Hall

Fitted carpet, alarm panel, under stairs storage cupboard, glass balustrades with inset led lighting, door leads to integral garage.

### Lounge 11' 10" x 14' 4" (3.61m x 4.37m)

Lovely room and very peaceful and private being at the rear of the property, laminate flooring, contemporary style wall mounted fire, radiator, power points, double glazed window.

### Dining Kitchen 26' 6" x 8' 9" (8.08m x 2.67m)

This is a beautiful room with patio doors leading from the dining area out onto the garden. Kitchen is fitted with a matching range of beautiful wall and base units with quartz work top space over, belfast sink, kick board lighting, gas hob with extractor hood over, electric oven, space for fridge freezer, space for table, chairs and extra seating, double glazed windows to front and side, patio doors.

### w/c 3' 10" x 2' 11" (1.17m x 0.89m)

Low flush, vanity wash hand basin, contemporary tiled flooring and up to dado height, radiator.

### Garage 16' 10" x 8' 6" (5.13m x 2.59m)

Accessed off the hall, space for utility with plumbing for automatic washing machine.

### Master bedroom 13' 6" x 11' 4" (4.11m x 3.45m)

Feature panelled wall, fitted wardrobes with sliding mirrored doors, double glazed window to front. Access to en-suite.

### En-suite 5' 3" x 5' 10" (1.6m x 1.78m)

Shower cubicle, inset counter mounted basin with tiled top, tiled flooring, heated towel rail, double glazed window to front.

### Bedroom 2 10' 2" x 8' 2" (3.1m x 2.49m)

Feature panelling on one wall, walk in wardrobe, radiator, power points, fitted carpet, double glazed window to rear.

### Bedroom 3 11' 9" x 8' 6" (3.58m x 2.59m)

Located to the front so not overlooked, fitted carpet, radiator, power points, double glazed window.

### Bedroom 4 10' 2" x 8' 7" (3.1m x 2.62m)

Located to the rear and fitted out superbly as an office, fitted carpet, radiator, power points, cupboard, double glazed window.

### Family Bathroom

Pshaped panel bath with shower above and glass screen, Pedestal wash hand basin, w/c.

### Externally

The property has a driveway and garden area to the front with an attached garage. Gated side access leads to the lovely private rear garden which is laid to lawn with a raised decked sitting area and fencing to boundaries.

### Tenure

Freehold

### Financial Advice

Cornerstone Estates offer Independent Financial Services including Mortgage Advice. Why not take advantage of a FREE initial consultation to see if our whole of market products can save you money, or if we can lend you more to help you achieve your dream home? Your home could be at risk if you do not keep up repayments on your mortgage or other loan secured on it.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 plan is not to scale. The plan is not to scale and has not been tested and no guarantee is given as to their operability or efficiency can be given.

Made with ArchiCAD 12.024

**MONEY LAUNDERING REGULATIONS 2003** intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**THE PROPERTY MISDESCRIPTIONS ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

# Energy performance certificate (EPC)

5 Milngate Close  
ROCHDALE  
OL16 4QS

Energy rating

C

Valid until:

25 June 2034

Certificate number: 2669-3039-4206-7294-3200

Property type Detached house

Total floor area 113 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

