



## 65 Milnrow Road Oldham, OL2 8AL

One of a kind End Terraced house bursting with character and space! Internally comprising; Entrance vestibule, open plan lounge / diner with beautiful traditional fireplace and spiral staircase with the kitchen in the extension to the rear. On the first floor are the 2 double bedrooms and the bathroom. Being an end terraced home, this property benefits from the additional light provided by the side windows. The gardens are well maintained with the rear recently been fitted with composite decking and Indian stone flags for a relaxing outdoor sitting area. The property itself is ideally situated for the local Metrolink station and motorway access along with walks at Crompton Moor and Dunwood Park.



**NO CHAIN**

**Composite seating area**

**2 double bedrooms**

**End terraced**

**Open plan living / dining room**

**Kitchen extension**

**Garden front**

**£139,950**

**Lounge** 14' 1" x 14' 8" (4.29m x 4.47m)

Open plan to dining area, this lounge benefits from windows to the front and side. Beautiful brick inset fireplace. Entrance vestibule.

**Dining room** 12' 10" x 14' 8" (3.91m x 4.47m)

Dining room leading to the kitchen. Windows to the rear and side. Spiral staircase leading to the first floor accommodation.

**Kitchen** 11' 3" x 8' 0" (3.42m x 2.44m)

Kitchen fitted with a range of cupboards, wall units and work surfaces. Door to the rear garden. Plumbed for automatic washing machine. Stainless steel sink and drainer.

**Master bedroom** 13' 2" x 14' 8" (4.01m x 4.46m)

Spacious and light bedroom with windows front and side.

**Bedroom 2** 13' 2" x 7' 4" (4.01m x 2.23m)

Second double bedroom with window rear and side. Fitted wardrobe / storage.

**Bathroom** 6' 6" x 5' 2" (1.97m x 1.57m)

Three piece bathroom suite comprising; panel bath with shower above, pedestal wash hand basin, low level W/C.

**Rear Garden**

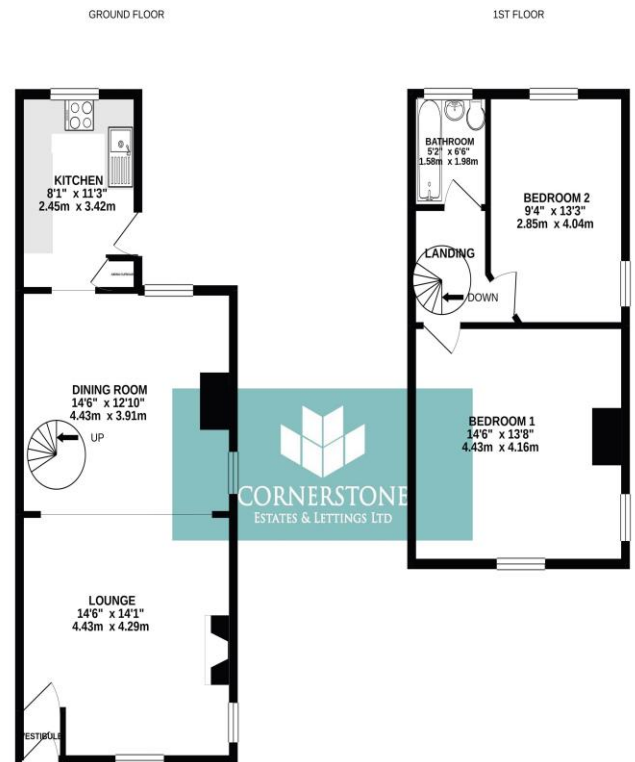
Recently installed composite decking with fence. Rendered walls. Indian stone paving and side gate.

**Council Tax**

Band A

**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 here, measurements of areas, volumes, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for 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.  
Home-View Mortgage (0121)

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.

