



## Kiln Lane, Milnrow, Rochdale, OL16 3JF

- STONE BUILT SEMI DETACHED PROPERTY
- DINING KITCHEN
- ENCLOSED GARDEN TO THE REAR
- COUNCIL TAX BAND B
- HOUSE FREEHOLD, GARDEN LEASEHOLD
- TWO BEDROOMS
- CLOSE TO M62 MOTORWAY AND METROLINK TRAM
- SOLD WITH NO ONWARD CHAIN
- EPC RATING TBC

**£169,950**

# Kiln Lane, Milnrow, Rochdale, OL16 3JF

## DESCRIPTION

Hunters Estate Agents are pleased to be offering to the market this two bedroom stone built semi-detached property with a garden, located in the sought after village of Milnrow. Conveniently positioned for access to the M62 motorway and Metrolink tram services, making it ideal for commuters. A range of local primary and secondary schools are nearby, along with an excellent selection of local shops, including supermarkets.

The accommodation comprises a spacious lounge, fitted kitchen, two bedrooms, and a three-piece bathroom suite. The property is gas centrally heated and double glazed throughout.

Externally, there is a private, enclosed garden with the added benefit of rear access onto neighbouring side Street, where local residents conveniently park.

Offered for sale with no onward chain, this property presents an excellent opportunity for first-time buyers, those looking to downsize, or investors.



### Lounge

17'11" x 15'5"

This spacious lounge is a warm and inviting room, featuring rich wood-effect flooring and exposed ceiling beams that add character. A central fireplace provides a cosy focal point, perfect for relaxing evenings. The room receives natural light from a front-facing window and stairs leading to the first floor.

### Dining kitchen

12'7" x 14' max

The dining kitchen is a bright and practical space, fitted with a range of wall and base units, stainless steel sink, double oven and space for a range of appliances. The room also provides practical access to the garden via a rear door, enhancing its functionality for both cooking and dining.

### Bedroom 1

11'2" x 10'10" max

A double bedroom located to the front of the property.

### Bedroom 2

6'5" x 11'11" max

A single bedroom located to the rear of the property with a built in storage cupboard.

### Bathroom

7'10" x 4'3"

A modern tiled bathroom, comprising of bath with overhead shower, low level WC, wash hand basin and heated chrome towel rail.

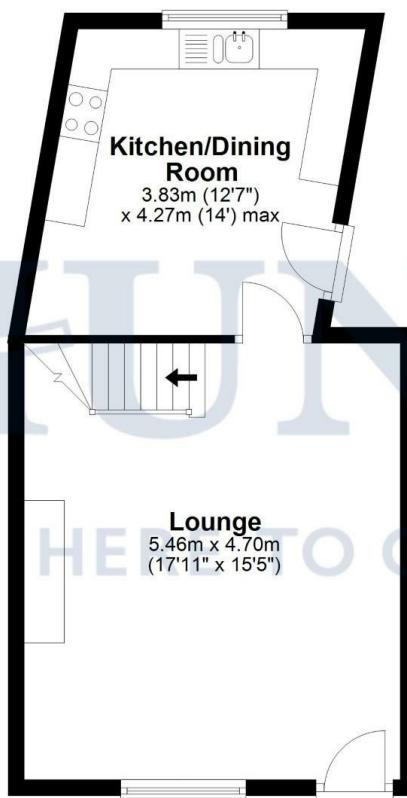
### Rear Garden

The rear garden is a private and peaceful outdoor space, paved for low maintenance and featuring a wooden garden shed. There is also a small decked area providing an ideal spot for outdoor seating and enjoying the garden.



## Ground Floor

Approx. 39.8 sq. metres (427.9 sq. feet)

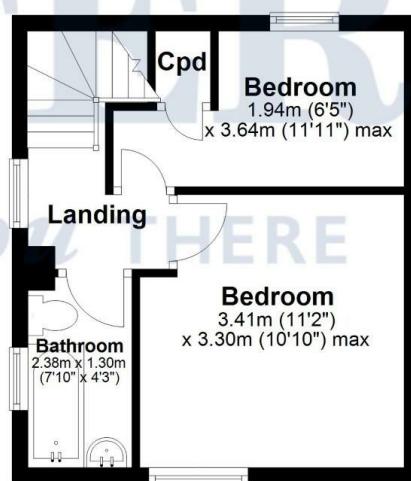


**Kitchen/Dining Room**  
3.83m (12'7") x 4.27m (14' max)

**Lounge**  
5.46m x 4.70m  
(17'11" x 15'5")

## First Floor

Approx. 25.6 sq. metres (276.0 sq. feet)



**Bedroom**  
1.94m (6'5") x 3.64m (11'11" max)

**Bedroom**  
3.41m (11'2") x 3.30m (10'10" max)

**Bathroom**  
2.38m x 1.30m  
(7'10" x 4'3")

**Total area: approx. 65.4 sq. metres (703.9 sq. feet)**

**Disclaimer:** This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.

Created by EveryCloud Photography on behalf of Hunters Littleborough  
Plan produced using PlanUp.

## Viewings

Please contact [littleborough@hunters.com](mailto:littleborough@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.