

FOR SALE



Bealcroft Close, Milnrow, OL16 3XD

4 Bedrooms, 2 Bathroom, Detached House

Asking Price Of £295,000

MARTIN&CO



Bealcroft Close, Milnrow, OL16

3XD

4 Bedrooms, 2 Bathroom

Asking Price Of £295,000

- MILNROW
- FOUR BEDROOMS
- MINUTES AWAY FROM HOLLINGWORTH LAKE
- LARGE REAR GARDEN
- MULTI-CAR DRIVEWAY



SUMMARY

Martin & Co are delighted to offer FOR SALE this FOUR BEDROOM Detached property on a cul- de-sac in Milnrow located only minutes away from Hollingworth Lake, open countryside and Milnrow Village centre.

Accommodation comprises of a large lounge / diner with French doors leading to a good sized conservatory, a modern kitchen with integrated dishwasher, electric oven, extractor fan and hob.

Also within the ground floor accommodation is a fourth bedroom benefitting from its own en-suite (toilet and hand basin).

To the first floor you will find two double bedrooms (master with fitted wardrobes), a single bedroom and family bathroom with overhead shower and a glass screen.

Externally the property benefits from a driveway providing off road parking for up to three cars and a large rear garden with patio and decking.

Early viewings are highly recommended!

HALL 4' 8" x 6' 10" (1.42m x 2.08m)
Neutral decor, Karndean flooring, alarm panel

LOUNGE 12' 10" x 24' 1" (3.91m x 7.34m)
Neutral decor, carpet, feature fireplace with gas fire, two radiators, UPVC window & French doors leading to conservatory

KITCHEN 14' 1" x 8' 10" (4.29m x 2.69m)
Neutral decor, partially tiled walls, a range of modern wall and base units, stainless steel single drainer sink unit, integrated dishwasher, electric oven, hob and extractor, vinyl tiled floor, UPVC window, LED down



lights, internal door to the lounge, radiator.

BEDROOM ONE 13' 11" x 9' 6" (4.24m x 2.9m)
Front Aspect, neutral decor, fitted wardrobes, carpet, UPVC window, radiator

ENSUITE 6' 1" x 34' (1.85m x 10.36m)
Neutral decor, partially tiled walls, white toilet and wash hand basin

BEDROOM TWO 9' 7" x 9' 10" (2.92m x 3m)
Rear aspect, neutral decor, carpet, UPVC window, radiator

BEDROOM THREE 9' 6" x 6' 1" (2.9m x 1.85m)
Neutral decor, carpet, UPVC window, radiator

BEDROOM FOUR 15' 0" x 6' 1" (4.57m x 1.85m)
Front aspect, ground floor, neutral decor, carpet, UPVC window, radiator

BATHROOM 6' 5" x 5' 9" (1.96m x 1.75m)

Neutral decor, partially tiled walls, tiled flooring, white three piece bathroom suite, UPVC window, overhead shower, glass shower screen, radiator

CONSERVATORY 9' 5" x 13' 0" (2.87m x 3.96m)
Neutral decor, vinyl tiled floor, roller blinds, UPVC windows and French doors to the rear garden

EXTERNAL

Front garden with parking for multiple vehicles, plus an additional private parking space opposite. To the rear is a large garden set to lawn and incorporating patio and decked areas

NEED A MORTGAGE ?

Why be restricted to your current or high street lenders rates?

Especially when Martin & Co can introduce you to our Mortgage Advisor with access to a comprehensive panel of over 80 lenders, including a range of off market products, offering potential savings against your



current lender.

Call today to arrange a ten-minute (no obligation) telephone consultation (at a time to suit you)

One quick call could potentially save you thousands of pounds over the course of your mortgage.

Please remember, your home is at risk if you do not keep up with your mortgage repayments.

RESERVATION FEE

Should you be successful in your offer to purchase the property and in order to place the property "under offer", you may be required to complete a reservation agreement and pay a (refundable at completion) reservation fee, details available upon request.

LEASEHOLD Tenure

Leasehold

Lease Start Date

10 Jun 1982

Lease End Date

01 Jan 2976

Lease Term

999 years from 1 January 1977

Lease Term Remaining

951 years



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



Martin & Co Rochdale

15b Cheetham Street • • Rochdale • OL16 1DG
T: 01706 648277 • E: rochdale@martinco.com

01706 648277

<http://www.martinco.com>



Accuracy: 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. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** 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.