



4

Clegg Street

Milnrow Rochdale OL16 3PH

£97,500

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4 Clegg Street Milnrow Rochdale

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- EXCEPTIONAL 1 BEDROOMED
- DOUBLE FRONTED BACK TO BACK COTTAGE
- COMPLETED TO A VERY HIGH STANDARD
- MODERN DESIGN
- FANTASTIC QUIET BACK WATER LOCATON WITHIN THE HEART OF MILNROW





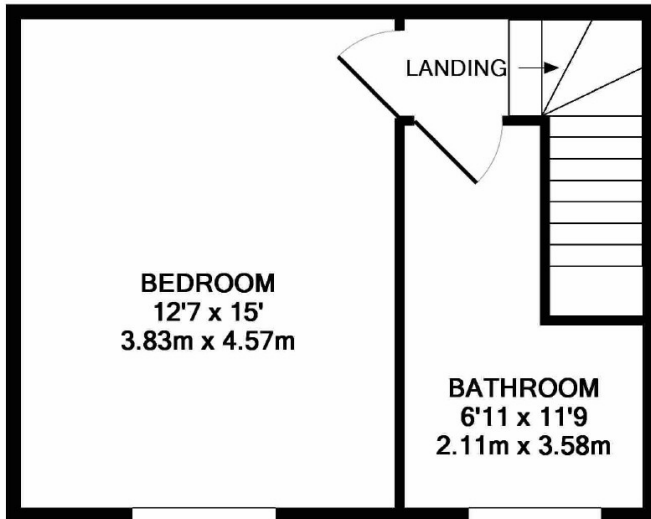
SUPERB 1 bedroomed DOUBLE FRONTED BACK TO BACK COTTAGE which has been recently MODERNISED AND RENOVATED THROUGHOUT lovingly by the current owners to an EXCEPTIONALLY HIGH STANDARD. The property has undergone a COMPREHENSIVE REFURBISHMENT to include but not exhaustive of a FULL REWIRE, including BRUSHED CHROME ELECTRIC SOCKETS AND SWITCHES THROUGHOUT with USB CONNECTIVITY, FULL NEW CENTRAL HEATING SYSTEM AND COMBI-BOILER, a FULL RE-PLASTERING programme, a FULL re-decoration programme, OAK VENEER DOORS fitted throughout the property and a MULTI-FUEL WOOD BURNER installed in the lounge.

Situated on a QUIET COBBLED CUL-DE-SAC, yet in the very HEART OF MILNROW VILLAGE, this property has the luxury of all the local amenities on its door step. It is on a local bus route, is walking distance to Milnrow Tram Network and a stones throw to the M62 Motorway Network.

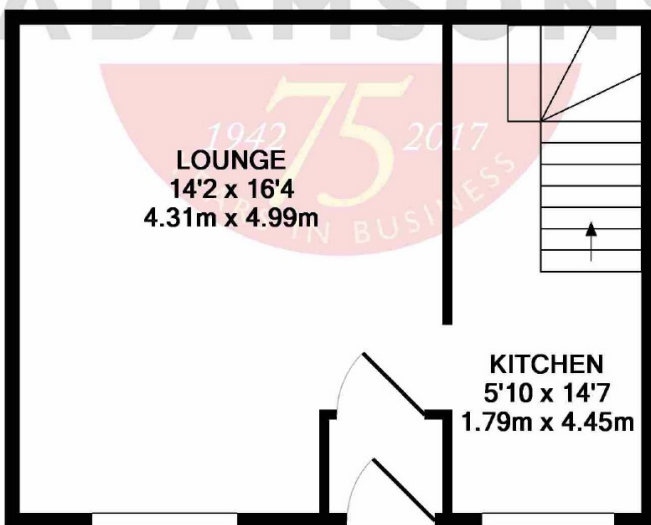
The BEAUTIFUL and NO EXPENSE SPARED accommodation comprises of an Entrance Vestibule leading to the LOUNGE area with feature MULTI-FUEL WOOD BURNER, laminate floor coverings and INSET SPOT LIGHTING. The KITCHEN, with a comprehensive range of fitted wall and base units, SOLID OAK WORKTOPS, single drainer inset bowl sink unit, 4 ring gas hob with extractor fan over and built under electric oven, plumbing for automatic washer, INSET SPOT LIGHTING to ceiling and GLASS STAIRCASE BALUSTRADE leading to the first floor. There is a CELLER which extends under part of the property with access via the kitchen. FIRST FLOOR, LANDING leading to DOUBLE BEDROOM with high quality BUILT-IN WARDROBES with sliding GLASS PANEL doors and wall mounted BUILT-IN TV with internet connectivity which comes as part of the sale. The FEATURE BRICKWORK WALLING with INSET SPOT LIGHTING make this room simply STUNNING. The BATHROOM/W.C COMBINED has a 3 piece suite with DESIGNER DRENCH SHOWER HEAD over bath, LARGER VANITY SINK UNIT with matching WALL HUNG STORAGE CABINET. NATURAL TRAVERTINE LIMESTONE TILES to walls and flooring and INSET SPOT LIGHTING to ceiling and VERTICAL DESIGNER RADIATOR provide this room with an outstanding finish! There is a BOARDED LOFT AND POWER which is ideal for storage with pull down access ladder. OUTSIDE there is car parking off the main road to the front of the property which is shared with adjoining neighbours.

The property is FREEHOLD with ALL MAINS & SERVICES CONNECTED. The property is heated via NEW GAS CENTRAL HEATING SYSTEM. All windows are DOUBLE GLAZED with UPVC FRONT DOOR. COUNCIL TAX BAND 'A'.

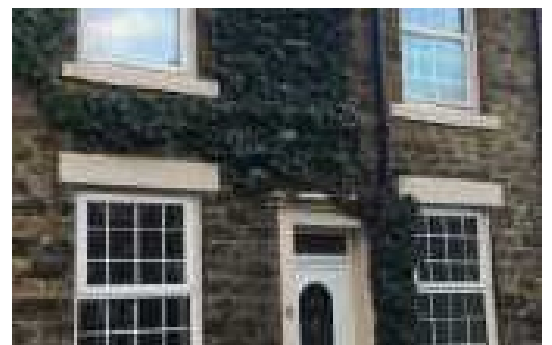




1ST FLOOR



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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