



13 Bowland Grove, Milnrow

Offers in Region of **£250,000**





Revilo



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13 Bowland Grove

Milnrow, Rochdale

Fabulous 2-bed semi-detached bungalow in sought-after Milnrow cul-de-sac. Generous corner plot with driveway, garage, and extended rear layout. Well-maintained garden, loft room, and outdoor entertaining space. Superb amenities and transport links nearby. Viewing essential!

Council Tax band: B

Tenure: Leasehold

- FABULOUS 2 BEDROOM SEMI DETACHED TRUE BUNGALOW
- SOUGHT AFTER CUL DE SAC POSITION WITHIN MILNROW
- EXTENSIVE CORNER PLOT
- AMPLE DRIVEWAY PARKING & GARAGE
- FULLY BOARDED LOFT ROOM WITH WINDOW (LADDER ACCESS)
- EXTENDED TO THE REAR WITH LARGE BATHROOM WITH SEPARATE SHOWER
- 2 RECEPTION ROOMS
- SUPERB AMENITIES, TRANSPORT LINKS & COUNTRYSIDE ON YOUR DOORSTEP
- WONDERFUL OPPORTUNITY FOR THOSE WISHING TO DOWNSIZE
- VIEWING ESSENTIAL ON WHAT WILL BE A VERY POPULAR PROPERTY



GROUND FLOOR

Entrance Vestibule

Entrance Hall

Lounge

13' 5" x 10' 11" (4.09m x 3.33m)

Dining Room

7' 4" x 11' 0" (2.24m x 3.35m)

Kitchen

9' 1" x 9' 11" (2.77m x 3.02m)

Bedroom 1

11' 4" x 10' 11" (3.45m x 3.33m)

Bedroom 2

20' 4" x 7' 11" (6.20m x 2.41m)

Bathroom/WC & Shower

Attic Room

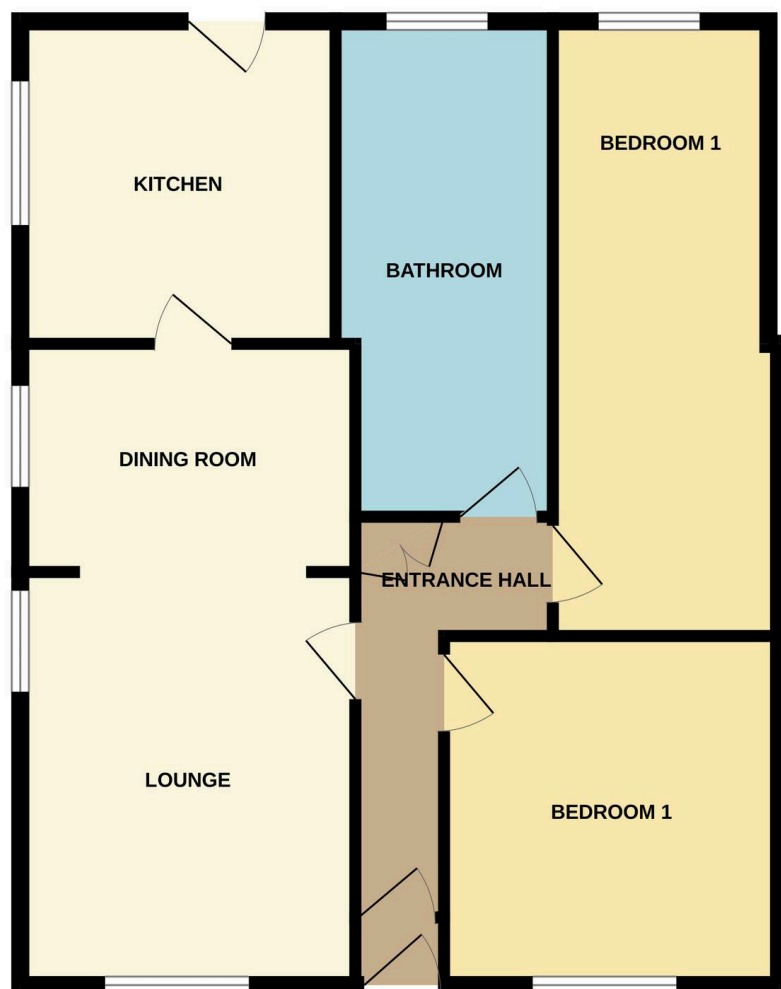
REVILO INSIGHT

Plot Size 0.09 acres/ Local Authority Rochdale/
Conservation Area No/ Council Tax Band Band B/
Council Tax Estimate £1,812/ Rivers & Seas No Risk/
Surface Water Very Low/ Land Registry Title Number
GM177741/ Tenure Leasehold/ Lease Start Date
13/01/1963 Lease End Date 14/01/2962 Lease Term 999
years from 14 January 1963/ Lease Term Remaining
937 years.



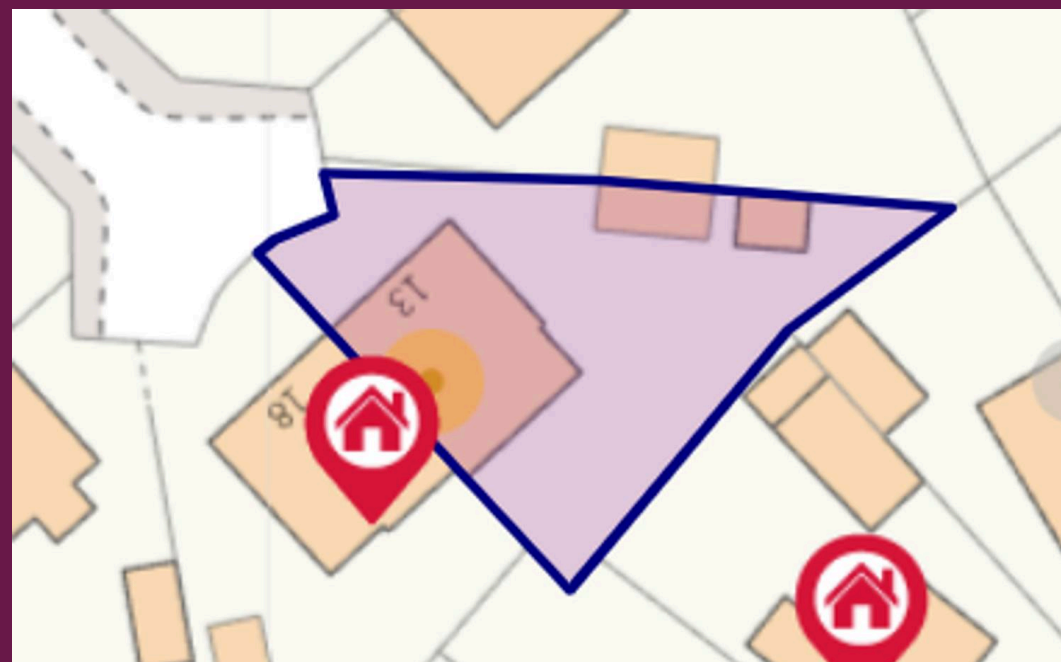


GROUND FLOOR
771 sq.ft. (71.6 sq.m.) approx.



TOTAL FLOOR AREA: 771 sq.ft. (71.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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