



# FacetoFace



- A spacious detached bungalow
- Beautifully presented throughout
- Superb location
- Generously sized plot

## Kensington Close, Milnrow

£325,000

A substantial and detached five bedroom dormer bungalow, that occupies a generously sized plot upon this highly desirable residential location, and as properties such as number three, rarely appear on the open market we do strongly recommend an early appointment to view.





## Property Description

A substantial and detached five bedroom dormer bungalow, that occupies a generously sized plot upon this highly desirable residential location, and as properties such as number three, rarely appear on the open market we do strongly recommend an early appointment to view.

This fabulous dwelling is most certainly beautifully presented and has a distinct and excellent choice of quality fittings and décor throughout.

Kensington Close is superbly located as in one sense you are nicely tucked away and yet daily amenities such as the motorway connections, excellent train links, shopping facilities and schooling are easily on hand. In the same breath, this location is scenically located and enjoys many countryside walks and the well known beauty spot of Hollingworth Lake isn't too far away either.

This very spacious and attractive family home further features:

GROUND FLOOR – the entrance reception leads nicely into the family lounge, and here is a uPVC window allowing ample natural light, a t.v. aerial point, and a modern gas fire set into an eye catching surround. The spacious kitchen and dining, hosts a tasteful selection of fitted base and wall units with ample work surfaces, an electric cooker point, plumbing for an automatic washing machine.







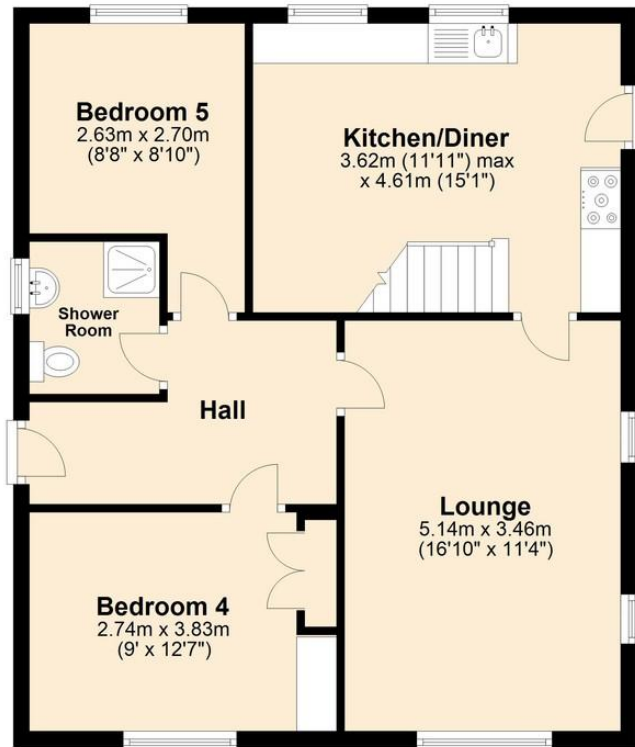
There are two good sized bedrooms and in essence are bedrooms number four and five. There is also a three piece shower room (wet room) with fully tiled elevations.

FIRST FLOOR – the landing area provides a light and airy access to three double bedrooms and the house bathroom, which comprises of a modern and contemporary style three piece suite which includes a w.c., and handbasin with vanity unit and a bath with a rain shower over.

EXTERNALLY – the property sits well within its own grounds and has mature gardens to the front and rear with a spacious driveway located to the side that provides access to the detached double garaging facility.

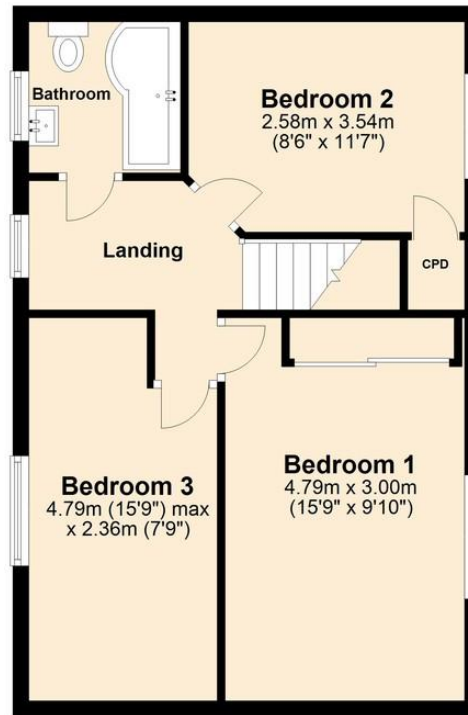
### Ground Floor

Approx. 65.6 sq. metres (706.1 sq. feet)



### First Floor

Approx. 46.2 sq. metres (497.5 sq. feet)



Total area: approx. 111.8 sq. metres (1203.7 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	63   D	
39-54	E		
21-38	F		
1-20	G		

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