

HUNTERS[®]

HERE TO GET *you* THERE



Yeomans Close

Milnrow, Rochdale, OL16 3UP

Offers In Excess Of £325,000



- FOUR BEDROOM DETACHED FAMILY HOME
- SOUGHT AFTER MILNROW POSITION
- DOORSTEP TO LOCAL COUNTRYSIDE CLOSE TO HOLLINGWORTH LAKE
- VIEWING HIGHLY RECOMMENDED
- EPC RATING C
- TWO RECEPTION ROOMS
- WELL PRESENTED THROUGHOUT
- CONVENIENT FOR EXCELLENT AMENITIES, SCHOOLS & TRANSPORT LINKS
- FREEHOLD
- COUNCIL TAX BAND D

Tel: 01706 390 500

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Hunters Estate Agents are delighted to offer to the market this wonderful family home located within this popular residential area within Milnrow. Boasting spacious light and airy accommodation throughout, ideal for any growing family. This property comprises of a welcoming entrance hall, downstairs WC, spacious living room, dining room and kitchen to the ground floor. To the first floor offers four good sized bedrooms and a family bathroom suite. All tastefully decorated throughout, the property could be moved into and enjoyed straightaway. Externally the gardens are well landscaped and have been well maintained to both front and rear with a driveway providing off-road parking and a single garage. The property is situated on a no through road and is conveniently positioned for all the local amenities Milnrow has to offer. The amenities include local primary and secondary schools, and an array of local shops and supermarkets along with great transport links with the tram network and the M62 motorway. Viewings are highly recommended to appreciate this fantastic family home on the market.

ENTRANCE HALL

A welcoming entrance hall, providing a space to hang coats and store shoes before going into the main accommodation. The stairs lead to the first floor landing with internal doors to the downstairs accommodation.

WC/CLOAKROOM

Always useful to have a downstairs WC in any family home, comprising of a two piece suite with a low-level WC and a wash hand basin with a window to the side aspect.

LOUNGE

15'2" x 11'10" (4.64 x 3.62)

Light and bright living room with a large feature bay window to the front aspect, offering plenty of space for furniture. Open plan into the dining area.

DINING ROOM

8'1" x 11'10" (2.48 x 3.62)

Overlooking the rear garden, this room has plenty of space for a family dining table and there is a door leading to the kitchen.

KITCHEN

8'1" x 12'5" (2.48 x 3.80)

A range of base and eye level units with a built-in double oven, gas hob with an extractor hood over, integrated dishwasher and fridge with space and plumbing for a washing machine. A window looks out to the rear aspect and a door leads out to the side access.

LANDING

A large window to the side aspect floods the landing with plenty of natural light, with a useful storage cupboard, loft hatch access and internal doors leading to the upstairs accommodation.

BEDROOM 1

12'5" x 11'10" (3.80 x 3.62)

As soon as you enter this double bedroom, you are drawn to the fabulous and enviable view from the front aspect window. A spacious master bedroom with fitted wardrobes.

BEDROOM 2

9'9" x 12'5" (2.99 x 3.80)

Second double bedroom, which is also a good size benefiting from the fabulous view to the front aspect.

BEDROOM 3

11'5" x 11'10" (3.48 x 3.62)

Another double bedroom this time with the rear aspect window overlooking the garden, ideal for a child's bedroom.

BEDROOM 4

8'1" x 7'11" (2.48 x 2.42)

Single bedroom with a window to the rear aspect, ideal for a child's bedroom, or even a home office.

FAMILY BATHROOM

6'6" x 7'6" (1.99 x 2.29)

Three-piece tiled white suite, briefly comprising of a low-level WC, pedestal wash hand basin and bath with a shower over, a heated towel rail and a window to the rear aspect.

GARAGE AND GARDENS

Externally the gardens are well landscaped and have been well maintained to both front and rear with a driveway providing off-road parking and a single garage, which some neighbouring properties have converted into further living accommodation.

Material Information - Littleborough

Tenure Type; FREEHOLD

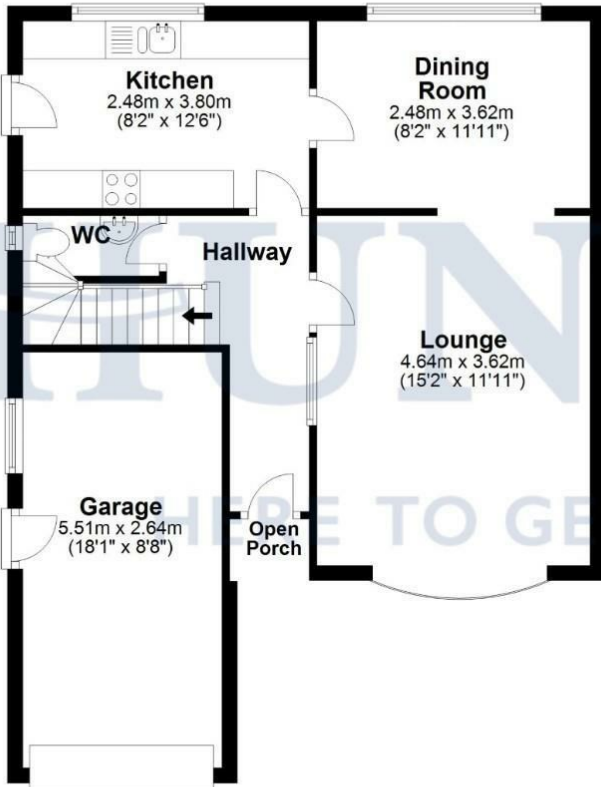
Council Tax Banding; Rochdale Council Band D

EPC: Rating C

Floorplan

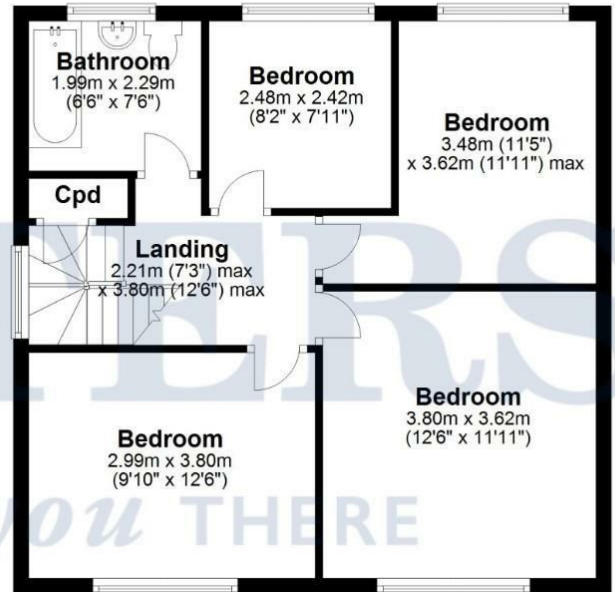
Ground Floor

Approx. 61.5 sq. metres (662.1 sq. feet)



First Floor

Approx. 55.2 sq. metres (593.9 sq. feet)



Total area: approx. 116.7 sq. metres (1256.0 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.

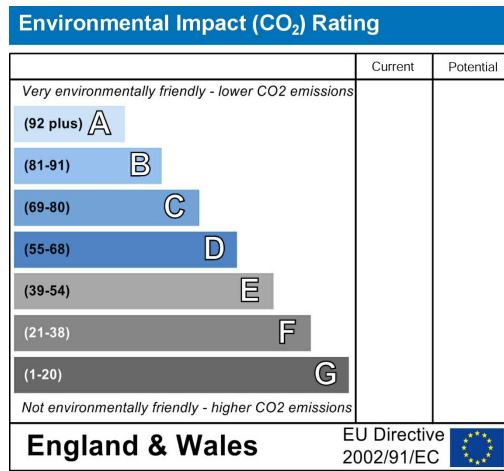
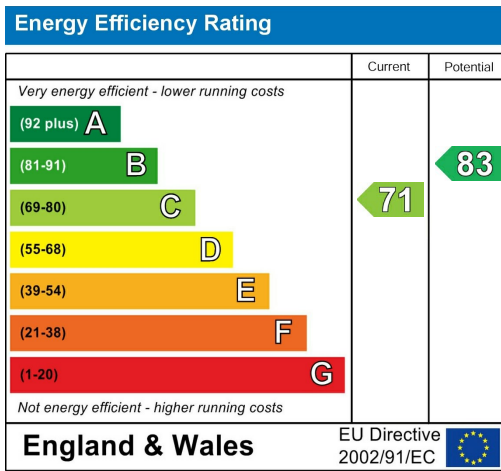
Created by EveryCloud Photography on behalf of Hunters Littleborough
Plan produced using PlanUp.







Energy Efficiency Graph



Viewing

Please contact our Hunters Littleborough Office on 01706 390 500 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





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.

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