



## Halifax Road

Hurstead, Rochdale, OL12 9QD

£260,000



- BAY FRONTED SEMI DETACHED PROPERTY
- THREE BEDROOMS
- MODERN KITCHEN AND BATHROOM
- OFF ROAD PARKING
- COUNCIL TAX BAND C
- NO CHAIN
- TWO RECEPTION ROOMS
- GARDEN TO FRONT, SIDE AND REAR
- EPC RATING D
- LEASEHOLD

# Halifax Road

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A deceptively spacious and traditional built, bay fronted semi detached property located in a highly convenient location close to local primary and secondary schools, shops and mainline train station at Smithy Bridge providing direct access to both Manchester and Leeds city centres. A fantastic family home, briefly comprising of a welcoming entrance hall, bay fronted lounge, dining room and modern fitted kitchen. Leading to the first floor boasts three double bedrooms a modern bathroom with both a freestanding bath and walk in shower. Externally, this property benefits from gardens to three sides and private off road parking to the rear. Viewings are highly recommended.

### Entrance Hall

A welcoming entrance hall with porch and stair access to the first floor.

### Lounge

16'6" max x 12'9" (5.05 max x 3.90 )

A spacious lounge with a traditional bay fronted window, electric fire and radiator.

### Dining Room

14'8" x 13'6" (4.49 x 4.12)

A second reception room, currently used as a dining room with laminate flooring and electric feature fireplace. Double glazed window to the side and rear aspect.

### Kitchen

14'1" max x 7'10" (4.31 max x 2.39)

A modern fitted kitchen, with a range of wall and base units, electric oven with gas hob, extractor fan and a porcelain sink. The kitchen also boasts under the stairs storage cupboard and access to the rear garden. The combi boiler can be found in the kitchen.

### Landing

With radiator, access to all first floor bedrooms and loft space which can be accessed via a ladder and would make an ideal conversion (subject to all relevant permissions).

### Bedroom 1

11'10" x 16'8" (3.62 x 5.09)

A large double bedroom located to the front of the property with radiator and a decorative fireplace.

### Bedroom 2

10'7" x 10'8" (3.25 x 3.27)

A second double bedroom located to the rear of the property with radiator and a decorative feature fireplace.

### Bedroom 3

7'4" x 10'8" (2.25 x 3.27)

The smallest of the three bedrooms, yet still a

double bedroom with radiator and double glazed window to the side aspect.

### Bathroom

10'10" x 7'10" (3.32 x 2.39)

A modern and stylish bathroom suite, comprising of a vanity wash hand basin, roll top bath, walk in shower and low level WC. With modern radiator and two frosted double glazed windows to the side and rear.

### Gardens

Boasting lawned gardens to the front, side and rear with a paved patio area, storage shed and mature planting beds.

### Parking

Off road parking to the rear for one car.

### Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 942

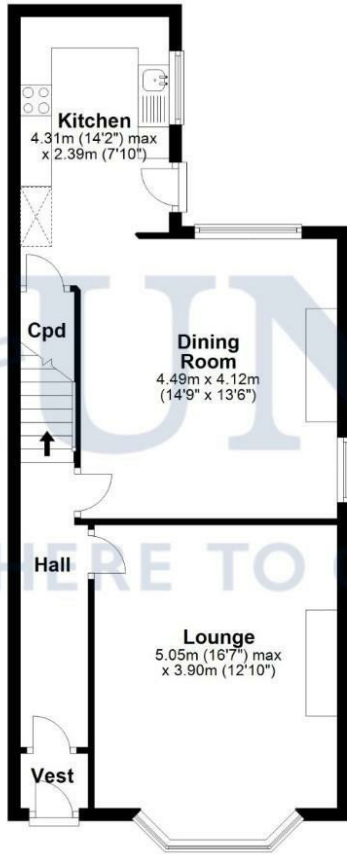
Leasehold Annual Ground Rent Amount £5.00

Council Tax Banding; ROCHDALE COUNCIL BAND C.

# Floorplan

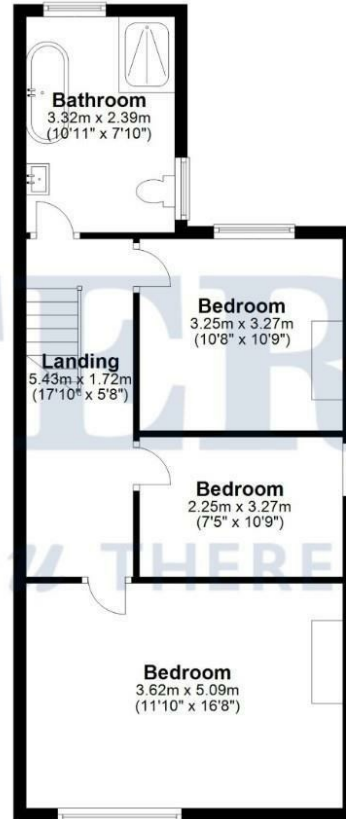
## Ground Floor

Approx. 55.4 sq. metres (596.6 sq. feet)



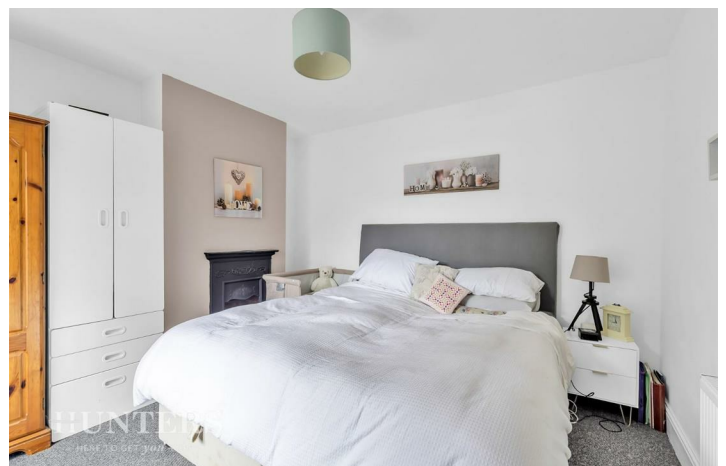
## First Floor

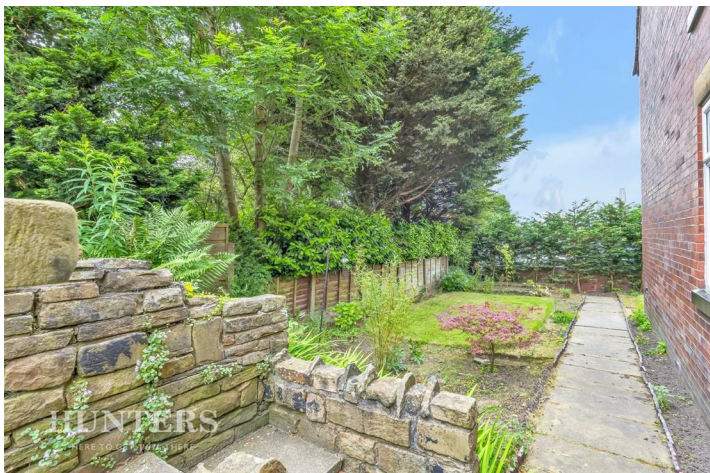
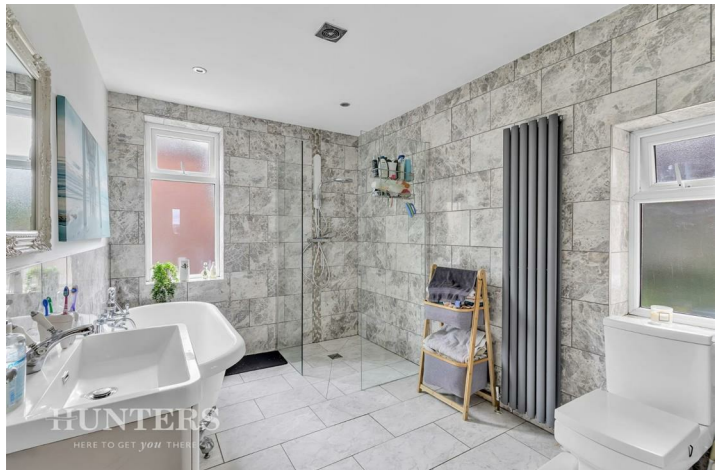
Approx. 55.0 sq. metres (592.5 sq. feet)



Total area: approx. 110.5 sq. metres (1189.1 sq. feet)

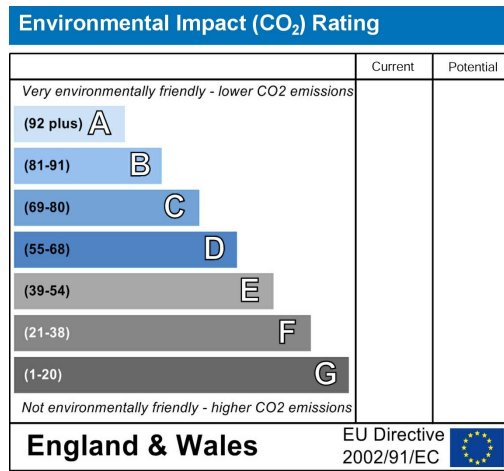
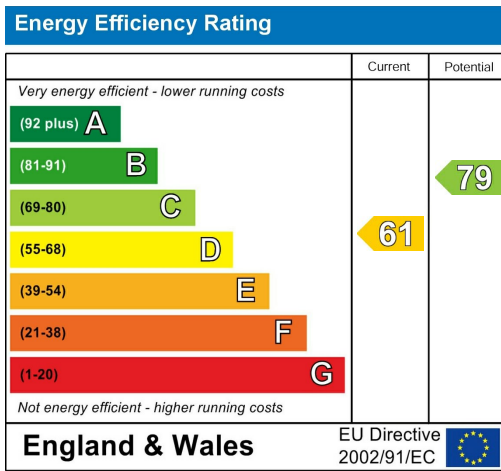
Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own 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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