



## Stanney Close

Milnrow, Rochdale, OL16 4BF

£415,000

- PRESTIGIOUS CUL DE SAC POSITION
- EXCELLENT AMENITIES, SCHOOLS & TRANSPORT LINKS CLOSE BY
- NEW MODERN QUALITY FITTED KITCHEN
- SOLD WITH NO CHAIN
- EPC RATING C

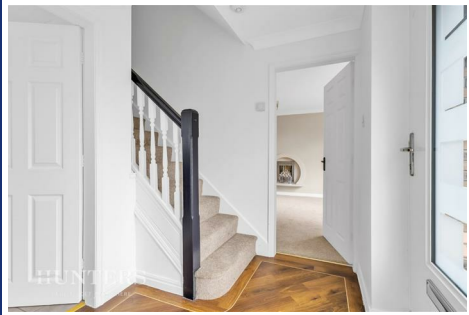


- STUNNING 4 BEDROOM DETACHED
- EXTENSIVE DRIVEWAY PARKING, DOUBLE GARAGE & ELECTRIC CAR CHARGING POINT
- 3 RECEPTION ROOMS INCLUDING CONSERVATORY
- COUNCIL TAX BAND E
- FREEHOLD

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Located in a highly sought after & prestigious cul de sac position, Hunters Estate Agents are delighted to offer to the market this immaculately presented detached property. Providing a wonderful home for a growing family and situated within this convenient location providing access to the local village amenities, superb schools and transport links via the M62 and metro link. Occupying a generous corner plot, the property has attractive gardens to three sides, along with an extensive driveway and a double garage. Internally the property boasts a stunning newly fitted quality kitchen, utility room, downstairs WC, two further reception rooms, conservatory, 4 bedrooms and two bathrooms to the first floor. Being sold with no onward chain a viewing is highly recommended to fully appreciate the space and location on offer.

Beautifully presented four bedroom detached home is lovely and light and airy throughout and is immaculately presented. As you enter the hallway is welcoming and leads you through to the downstairs accommodation. The recently installed modern fitted kitchen is equipped with an array of integrated appliances with breakfast bar dining. Three well presented reception rooms one of which included the conservatory which over looks the rear garden. A useful ground floor WC and a separate utility room is invaluable in any family home. The first floor accommodation comprises of four bedrooms, master with modern en-suite shower room, and a family bathroom. Externally the enviable corner plot provides a front garden with a generous driveway leading to the large double garage, with an electric car charging point. The rear garden is a great size with a paved patio and a wood decking area.





# Floorplan

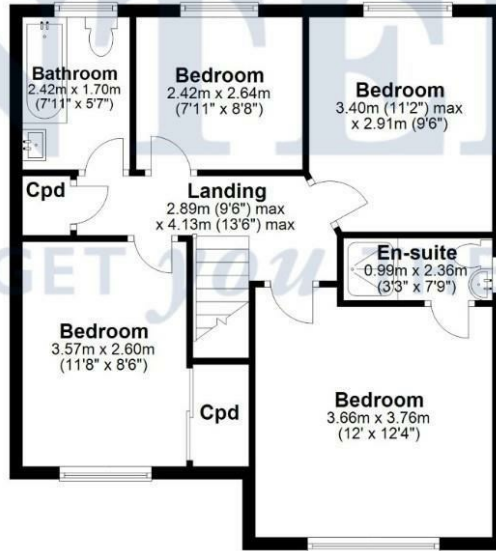
## Ground Floor

Approx. 65.9 sq. metres (709.7 sq. feet)



## First Floor

Approx. 57.3 sq. metres (616.4 sq. feet)



## Outbuilding

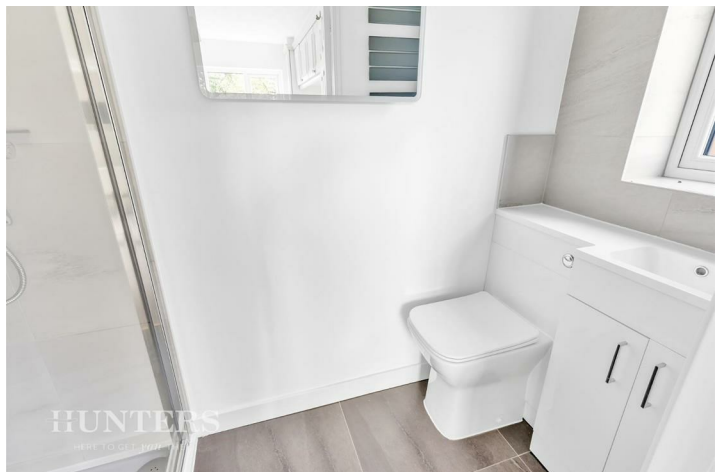
Approx. 13.8 sq. metres (148.0 sq. feet)



Total area: approx. 136.9 sq. metres (1474.1 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.

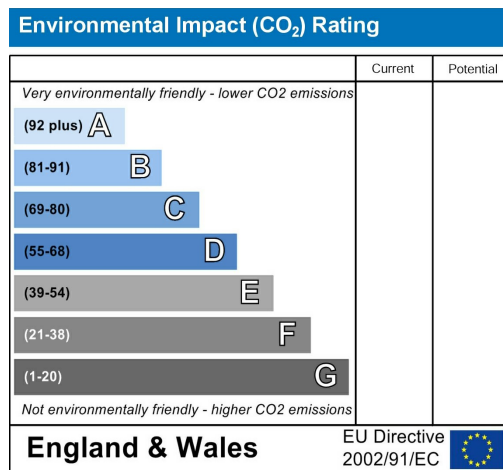
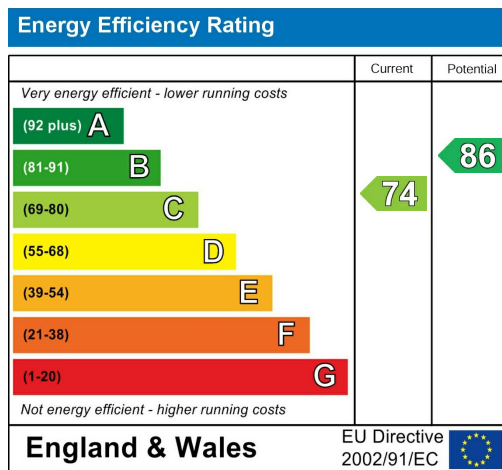








## Energy Efficiency Graph

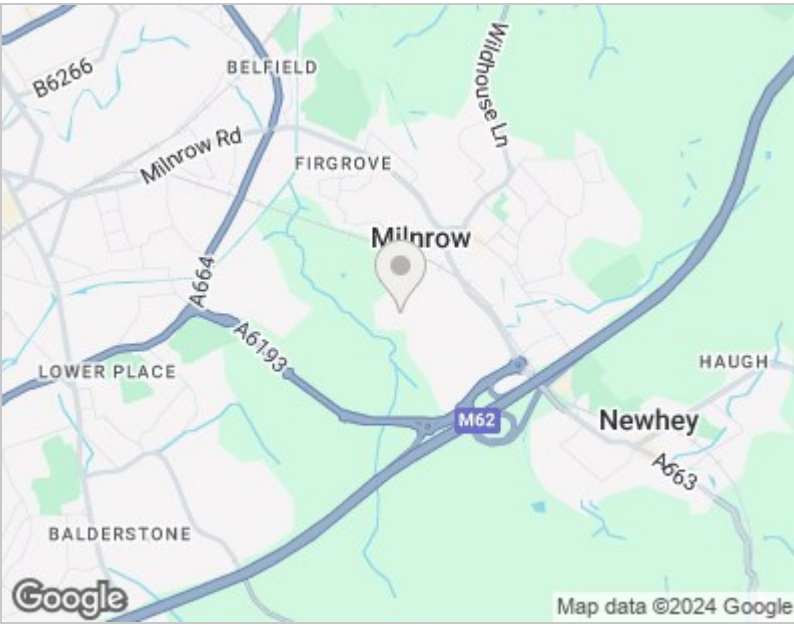


## Viewing

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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