



Holland Street

Hurstead, Rochdale, OL16 2SD

£390,000



- STUNNING EXECUTIVE DETACHED PROPERTY
- FABULOUS KITCHEN DINER WITH UTILITY
- TWO BATHROOMS AND DOWNSTAIRS WC
- DRIVE AND GARAGE
- EPC RATING C
- QUALITY HIGH END FIXTURES AND FITTINGS
- LOUNGE, HOME OFFICE, CONSERVATORY
- LARGE REAR GARDEN
- FREEHOLD
- COUNCIL TAX BAND E

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Hunters Estate Agents are thrilled to introduce to the market this executive and beautifully presented detached family home. Tucked away at the end of this sought after cul-de-sac in a popular residential location. An immaculate and generously proportioned family home offering fantastic living accommodation which briefly comprises of a welcoming entrance hallway, downstairs WC, stunning and recently installed quality kitchen diner, useful utility room, lounge, separate home office and a generous conservatory. The first floor offers four bedrooms, the master of which benefiting from an en-suite shower room, and a family bathroom. Externally the gardens wrap around the property to three sides, a generous garden ideal for a growing family to play and to sit out and enjoy in those warmer months. Integral garage and a spacious block paved driveway. The location is ideal for those who would like to be close to local amenities, including good schools, shops and transport links. Viewings come highly recommended to fully appreciate this wonderful home.

Entrance Hall

A welcoming and inviting entrance hall with tiled flooring, staircase with under storage and access into the downstairs accommodation.

Downstairs WC

Fitted with a modern WC and hand wash basin with storage beneath, fully tiled and heated towel rail.

Lounge

17'10" max x 9'8" (5.46 max x 2.97)

Light and bright room with a feature double-glazed bay window to the front aspect, with the focal point being the lovely fireplace with surround.

Kitchen/Diner

14'10" max x 16'9" max (4.53 max x 5.13 max)

Stunning high quality fitted kitchen and island with a range of base and wall units and high-end integrated appliances including full length fridge freezer, dish washer, Neff hide n slide microwave and double oven and induction hob. Gorgeous Quartz worksurfaces. A real feature of this room is the dual aspect fire place serving the kitchen and the conservatory. A window looks out to the rear garden.

Utility Room

6'0" x 5'5" (1.84 x 1.66)

Useful room in any family home, plumbing for washer and dryer. A door leading to the side access.

Home Office

8'2" x 9'8" (2.49 x 2.97)

A generous study room which is tastefully decorated, with a double-glazed window that looks out into the conservatory. Ample space for office furniture.

Conservatory

20'2" max x 19'6" max (6.16 max x 5.95 max)

Large conservatory, double glazed windows with patio doors leading out to the rear garden. A useable room all year round with the air conditioning unit and also the fabulous dual aspect fire place in the cold months. Stunning garden views with a lot of natural light perfect for enjoying in those summer months and cold winter nights.

Landing

Access to loft that has been partially boarded.

Bedroom 1

12'7" x 12'11" max (3.86 x 3.96 max)

The first of this property's double bedrooms, with a double-glazed bay window to the front elevation allowing lots of natural light into this room.

En-Suite Shower Room

7'6" x 6'0" (2.29 x 1.83)

Fitted with a modern white three-piece suite comprising; step-in shower, low level WC and pedestal-mounted basin

with chrome mixer tap. Double glazed window to the front aspect and extractor fan and fully tiled with a heated towel rail.

Bedroom 2

7'8" x 9'8" (2.36 x 2.97)

Second double bedroom with double glazed window to the front aspect and fitted with a range of modern wardrobes.

Bedroom 3

11'7" x 8'10" max (3.54 x 2.71 max)

A third double bedroom with a double-glazed window with a lovely outlook to the rear aspect. Fitted with wardrobes.

Bedroom 4

6'9" x 8'0" (2.08 x 2.44)

A large single bedroom decorated to a modern and neutral finish with a double-glazed window to the rear elevation with stunning views.

Family Bathroom

5'4" x 8'0" (1.64 x 2.44)

A spacious and modern bathroom suite which briefly comprises of a free standing bath with claw feet, hand wash basin with storage beneath and a low-level WC. Partially tiled walls and a heated towel rail.

Garage & Parking

12'7" x 12'11" max (garage) (3.86 x 3.96 max (garage))

The integrated garage has an up and over door with power and light, and the house boiler for the property is located here. The blocked paved driveway provides off road parking for two cars and there is access to the rear of the property through a side gate.

Garden

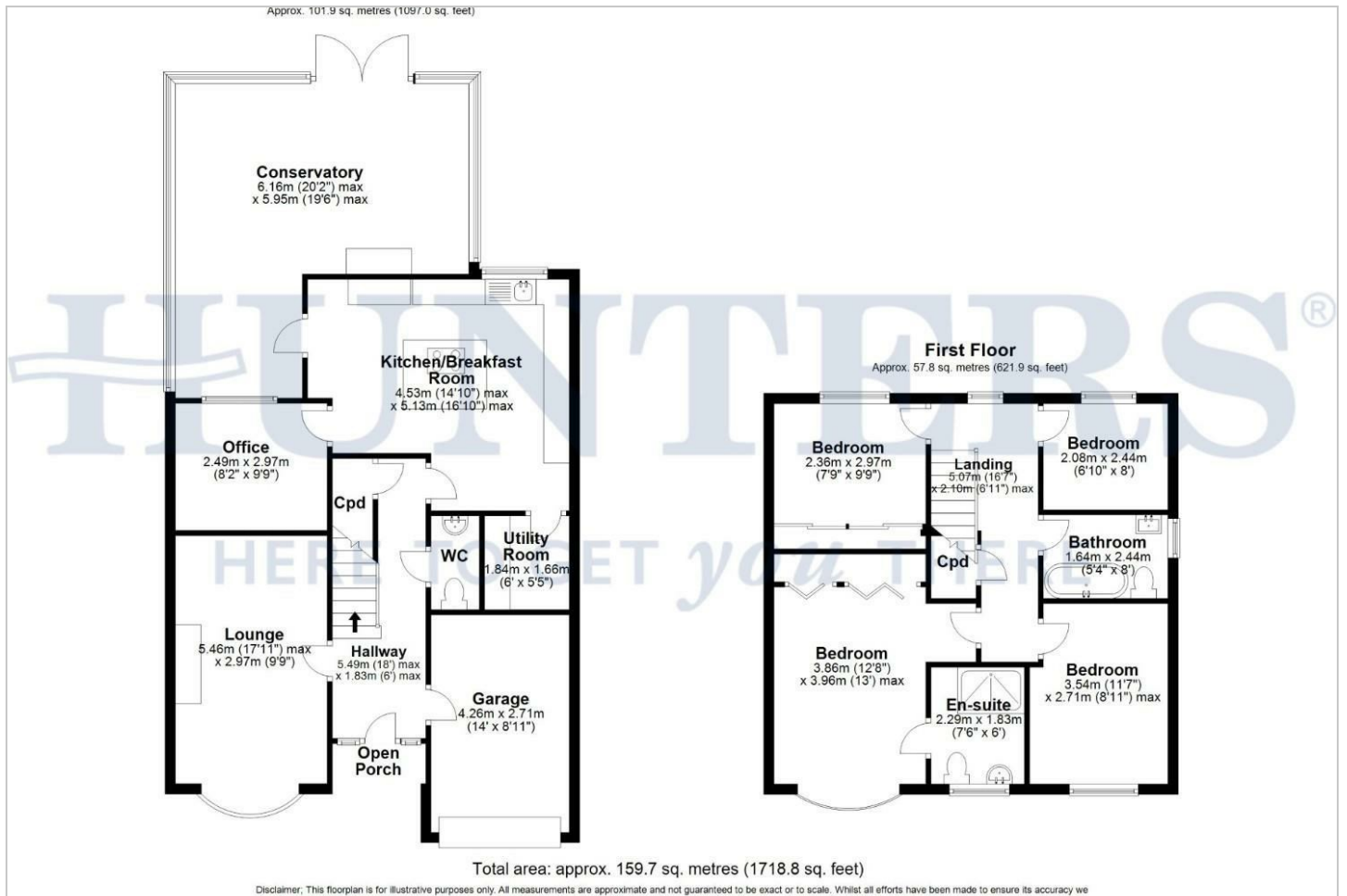
To the rear of the property the garden is a really good size with a spacious lawn area with patio and decked seating area.

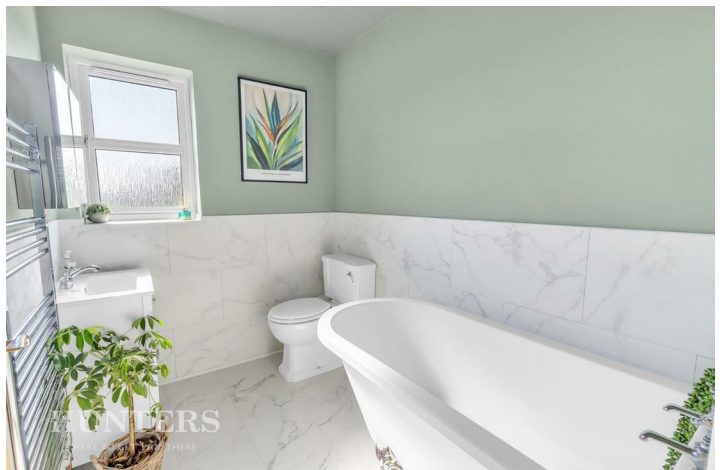
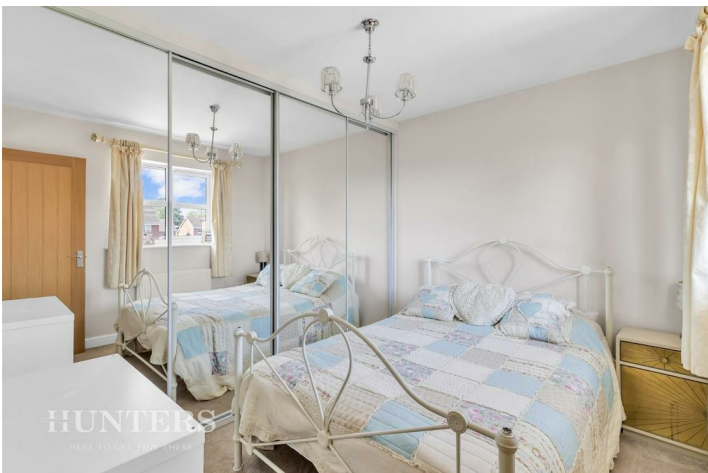
Material Information - Littleborough

Tenure Type; FREEHOLD

Council Tax Banding; ROCHDALE COUNCIL BAND E

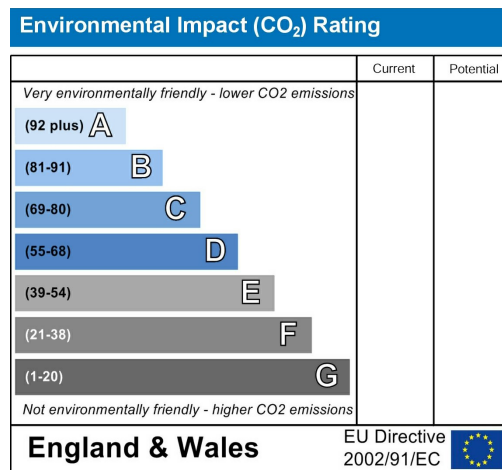
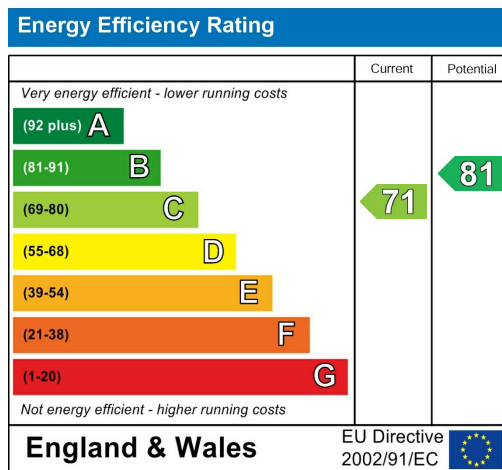
Floorplan







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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