

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Buckley Chase

Milnrow, Rochdale, OL16 4BD

Offers In Excess Of £400,000

- EXECUTIVE DETACHED FAMILY HOME
- FOUR BEDROOMS
- STYLISH AND HIGH-END DINING KITCHEN
- BEAUTIFULLY LANDSCAPED GARDENS
- EPC RATING C



- SOUGHT AFTER AND HIGHLY REGARDED LOCATION
- TWO RECEPTION ROOMS
- TWO BATHROOMS AND WC
- COUNCIL TAX BAND E
- FREEHOLD

Tel: 01706 390 500

# Buckley Chase

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Offers In Excess Of £400,000



Occupying one of Milnrows PREMIER RESIDENTIAL LOCATIONS, this exceptional property is just minutes from a wide range of local amenities including the Metrolink with direct access into Manchester and the M62 Motorway. Also situated on the doorstep of breath-taking open countryside. Covering over 1370 Sq Ft of living space, this quality detached home presents a wonderful opportunity for a growing family.

Well-presented throughout, the property comprises an entrance hall, a spacious ground floor WC, a comfortable lounge, and a large modern kitchen/diner, perfect for family living and entertaining. The useful utility room provides additional space for a washer and dryer, while a second reception room offers versatility for a home office, playroom, or additional living area. Upstairs, the property features four well-proportioned bedrooms, including a master bedroom with an en-suite, plus a stylish family bathroom.

Situated on a generous corner plot with a south-facing garden, this property offers a great outdoor space. The front and side feature a lawn, along with ample driveway parking for two cars. To the rear, a beautifully private garden awaits, complete with a well-maintained lawn, an attractive composite decking area, and well-stocked flower borders that add colour and character throughout the year. The garden is also equipped with a retractable remote control Weinor awning, providing a perfect retreat for those long Summer evenings.

The property is fitted with gas central heating, radiators, and double glazing throughout, with all rear windows having been replaced within the last 5 years for improved comfort and energy efficiency. Additionally, a brand-new modern alarm system has been installed for added security and peace of mind.

A viewing is highly recommended to appreciate this stunning family home.

### Entrance Hall

As you step inside, you're greeted by a welcoming entrance hall that sets the tone for the rest of the property. This spacious and inviting area features Amtico flooring, adding both warmth and style, and leads seamlessly into the main living spaces.

### Downstairs WC

Spacious and useful downstairs WC, offering convenience and functionality for both residents and guests. There's also ample space to hang coats, making it the perfect place for everyday practicality.

### Lounge

16'1" x 11'8" (4.92 x 3.58)

The light and airy lounge is a welcoming space, featuring a charming gas fireplace that adds both warmth and character to the room. It's the perfect spot to relax or entertain, with an abundance of natural light flooding through the windows.

### Dining Kitchen

12'2" max x 25'3" (3.73 max x 7.71)

The modern quality kitchen/diner is a true highlight, featuring mainly NEFF appliances, including a double oven, induction hob, hot water tap, and a wine fridge, perfect for both everyday cooking and entertaining. The space also includes a fitted dining table, creating a seamless flow for dining and socializing. Bi-fold doors open directly onto the garden, allowing natural light to flood the space and offering easy access to outdoor living. Further rear aspect windows enhance the airy and bright atmosphere.

### Sitting room /Home Office

16'3" x 8'9" (4.96 x 2.69)

The converted garage offers a versatile playroom or home office, providing additional living space to suit your needs. Whether you're looking for a quiet workspace or a fun area for the family, this flexible room is a perfect addition to the home.

### Landing

The spacious first-floor landing offers easy access to all bedrooms and the loft for additional storage.

### Bedroom 1 With En-Suite

12'7" max x 11'6" (3.85 max x 3.53 )

The double bedroom is well-appointed, featuring a range of useful fitted wardrobes for ample storage

space. A large window to the front allows natural light to flood the room, creating a bright and airy atmosphere. This bedroom also benefits from a door leading to a modern three-piece en-suite shower room, providing added privacy and convenience.

### Bedroom 2

9'3" x 10'3" (2.82 x 3.14)

The double bedroom is complemented by fitted wardrobes offering ample storage. With a rear aspect overlooking the garden, this room enjoys a peaceful and private view.

### Bedroom 3

7'4" x 10'11" (2.24 x 3.35)

The third double bedroom features a front aspect, offering plenty of natural light and a pleasant view to the front of the property.

### Bedroom 4

7'2" x 9'8" (2.19 x 2.96)

The bedroom features a fitted wardrobe with overhead storage, offering excellent space-saving solutions. With a rear aspect, the room enjoys a peaceful view of the garden.

### Bathroom

5'9" x 7'8" max (1.76 x 2.36 max)

The main bathroom is a stylish and modern space, having been fully replaced in 2022. With contemporary fittings and finishes, it offers a comfortable and functional room for the whole family.

### Gardens & Parking

Situated on a generous corner plot with a South-facing garden, this property offers a great outdoor space. The front and side feature a lawn, along with ample driveway parking for two cars. To the rear, a beautifully private garden awaits, complete with a well-maintained lawn, an attractive composite decking area, and well-stocked flower borders that add colour and character throughout the year. The garden is also equipped with a retractable remote control Weinor awning, providing a perfect retreat for those long Summer evenings.

### Material Information - Littleborough

Tenure Type; FREEHOLD

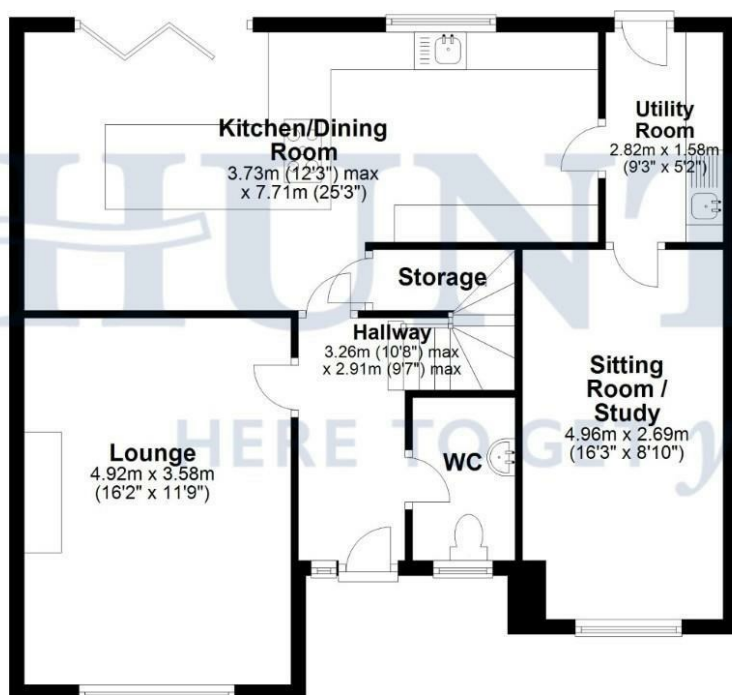
Council Tax Banding; ROCHDALE COUNCIL BAND E



# Floorplan

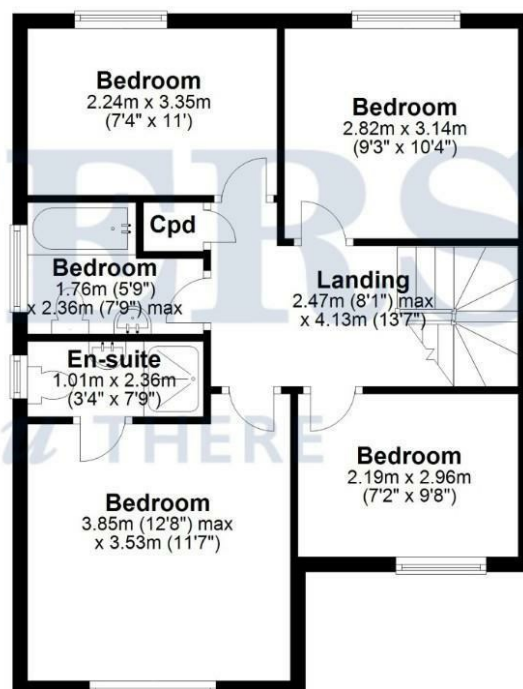
## Ground Floor

Approx. 74.6 sq. metres (802.7 sq. feet)



## First Floor

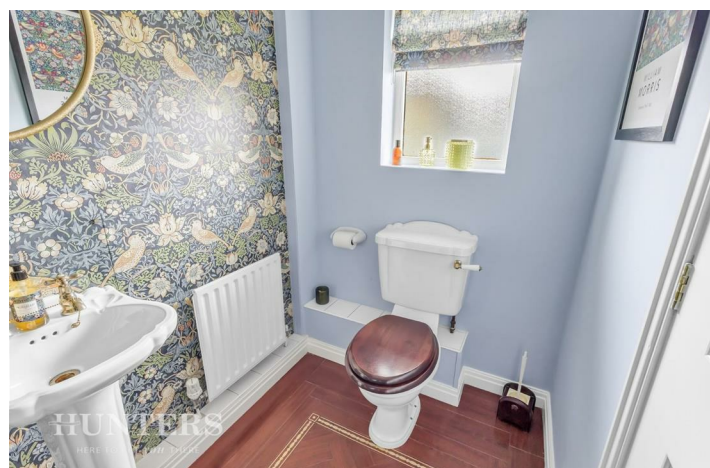
Approx. 52.6 sq. metres (565.9 sq. feet)



Total area: approx. 127.1 sq. metres (1368.6 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.



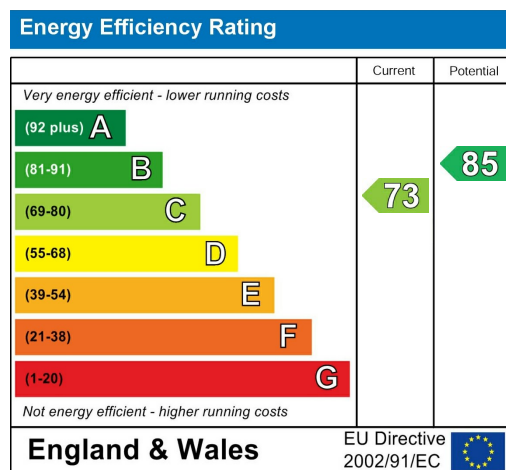








## Energy Efficiency Graph

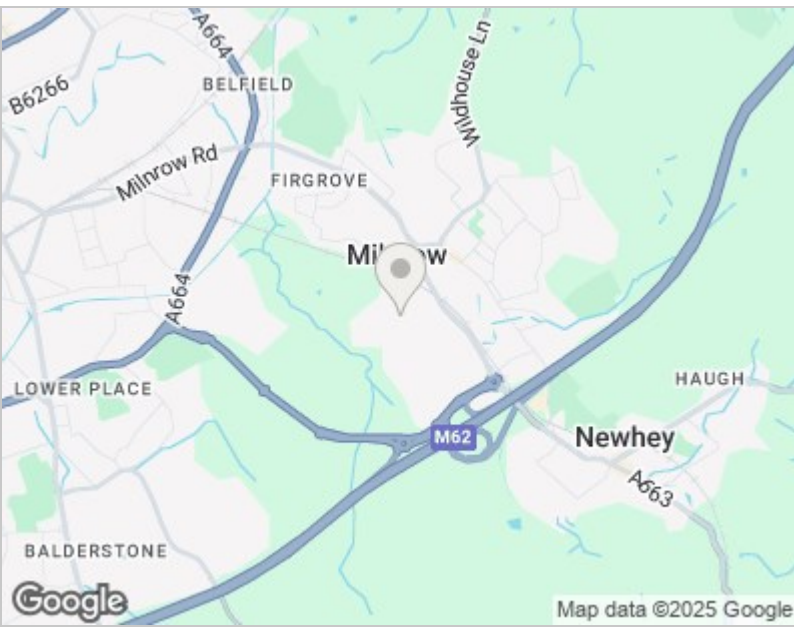


## Viewing

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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