

HUNTERS[®]

HERE TO GET *you* THERE



Weir Road

Milnrow, Rochdale, OL16 3UX

£300,000



- WELL PRESENTED DETACHED PROPERTY
- DINING KITCHEN
- GARDENS AND DRIVEWAY
- VIEWINGS HIGHLY RECOMMENDED
- COUNCIL TAX BAND C
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- SOUGHT AFTER RESIDENTIAL LOCATION
- FREEHOLD
- EPC RATING D

Tel: 01706 390 500

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This beautifully presented and well-maintained detached home is situated in a wonderful setting, with open far reaching views and located next to open field, offering a peaceful atmosphere. The property features a beautifully landscaped garden, providing a great space for outdoor relaxation, and ample off-road parking.

Inside, the accommodation includes an entrance porch, a spacious lounge with plenty of natural light, a well-appointed dining kitchen, and a second sitting room, which has been thoughtfully converted from the original garage. The property boasts three comfortable bedrooms and a well-maintained bathroom.

Located in the highly sought-after area of Milnrow, the property enjoys close proximity to excellent local amenities, schools, and transport links. Additionally, it is on the doorstep of local countryside, including the scenic Hollingworth Lake Country Park, offering a perfect balance of peaceful living with convenient access to everything you need.

Entrance Porch

5'10" x 5'6" (1.80 x 1.69)

The entrance is welcoming and offers a practical storage cupboard, ideal for keeping everyday items out of sight. From here, doors lead to the lounge and sitting room, providing easy access to the main living spaces of the home.

Lounge

16'4" x 16'2" (5.00 x 4.93)

The lounge features a bay window to the front aspect, allowing natural light to fill the space, and a fire surround with a gas fire, creating a cozy and inviting atmosphere. Stairs from the lounge lead to the first floor, providing convenient access to the upper levels of the home.

Kitchen Diner

16'2" x 9'8" (4.93 x 2.95)

The kitchen diner offers a range of base and eye-level units, providing ample storage space. It is equipped with a built-in oven, hob, and integrated appliances including a dishwasher, fridge, and freezer. There is also space for a washing machine and a useful storage cupboard. The kitchen is designed with convenience in mind, featuring a side door leading to the patio and sliding doors opening out to the rear garden, offering a seamless transition between indoor and outdoor living. Additionally, there is plenty of space for a dining table, making it a perfect area for family meals and entertaining.

Sitting Room

16'0" x 7'6" (4.88 x 2.30)

The sitting room, which has been thoughtfully converted from the original garage, features a bay window to the front, allowing natural light to brighten the space. Double doors lead to the rear patio, creating a seamless flow between the indoor and outdoor areas, perfect for relaxation and entertaining.

Landing

11'5" x 6'9" (3.48 x 2.07)

The landing features a storage cupboard housing

the boiler, offering convenient and discreet storage. There is also access to the loft, which is part-boarded, insulated, and equipped with a light, providing additional storage space and easy access when needed.

Bedroom 1

16'2" x 9'0" (4.93 x 2.76)

Spacious room featuring double built-in wardrobes and cupboards, offering plenty of storage space. The window to the front aspect provides natural light and boasts far-reaching views, adding to the room's appeal and sense of space.

Bedroom 2

9'11" x 9'0" (3.03 x 2.76)

Comfortable double room, located at the rear of the property. It overlooks the garden.

Bedroom 3

8'8" x 6'9" (2.65 x 2.07)

Versatile space, ideal as a single bedroom or a home office. The front-facing window offers a pleasant view, allowing natural light to fill the room and creating a bright atmosphere.

Shower Room

6'9" x 5'8" (2.07 x 1.73)

The shower room is equipped with a WC and a built-in wash hand basin, with a walk in shower feature an electric shower. A rear aspect window allows natural light to brighten the space and adds ventilation.

External & Parking

Externally, to the front of the property, there is a well-maintained lawn garden and a block-paved driveway, providing ample off-road parking. To the rear, you'll find a private patio area, perfect for outdoor relaxation and entertaining. The raised garden adds a great seating area to enjoy the view, while a storage shed at the rear offers practical space for garden tools and outdoor storage.

Material Information - Littleborough

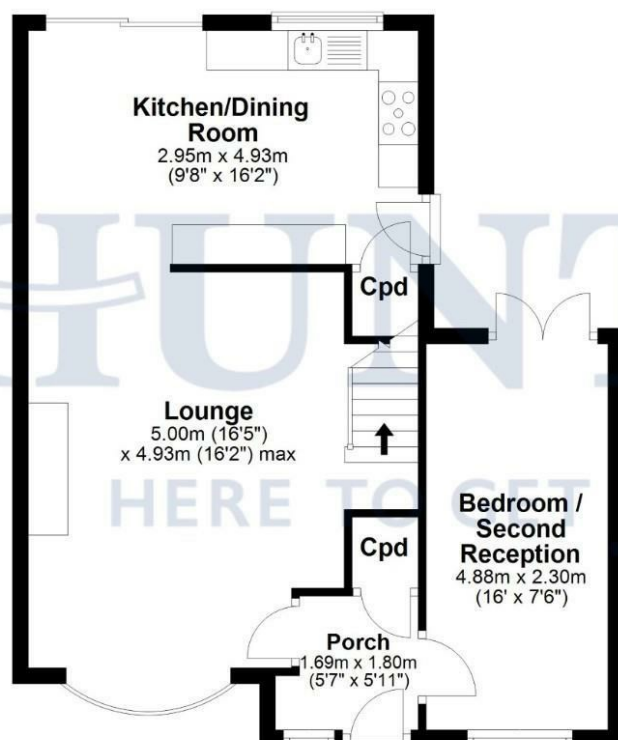
Tenure Type; FREEHOLD

Council Tax Banding; ROCHDALE COUNCIL
BAND C

Floorplan

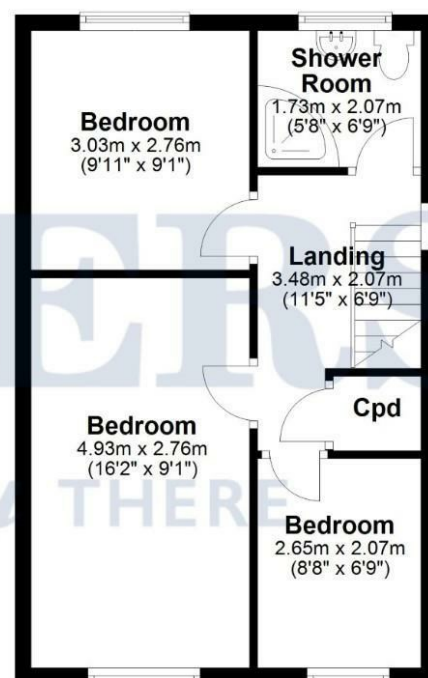
Ground Floor

Approx. 53.1 sq. metres (571.6 sq. feet)



First Floor

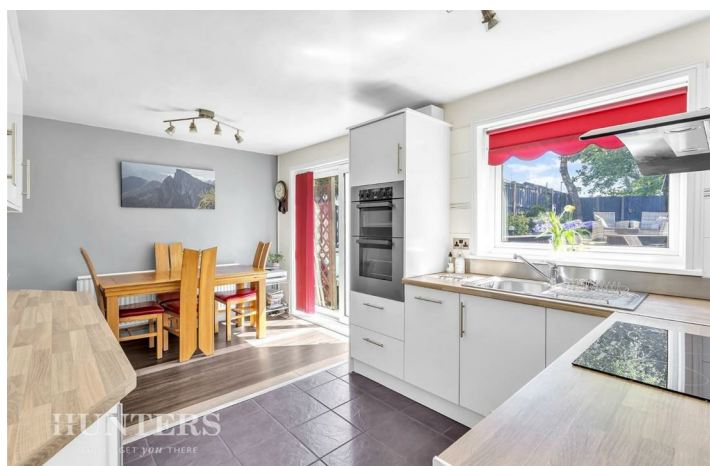
Approx. 39.7 sq. metres (427.3 sq. feet)

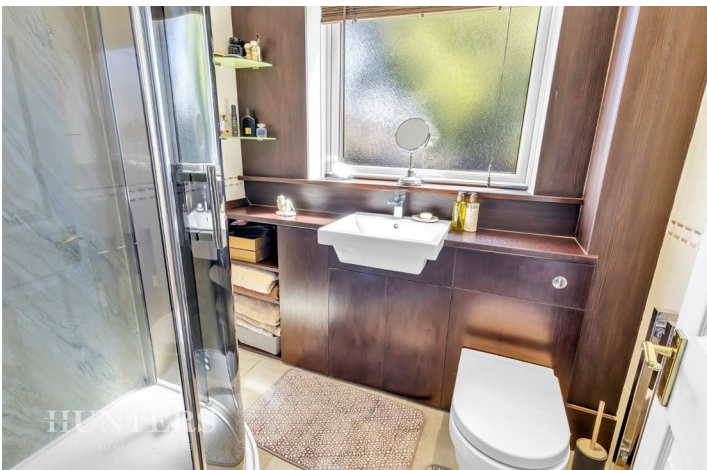


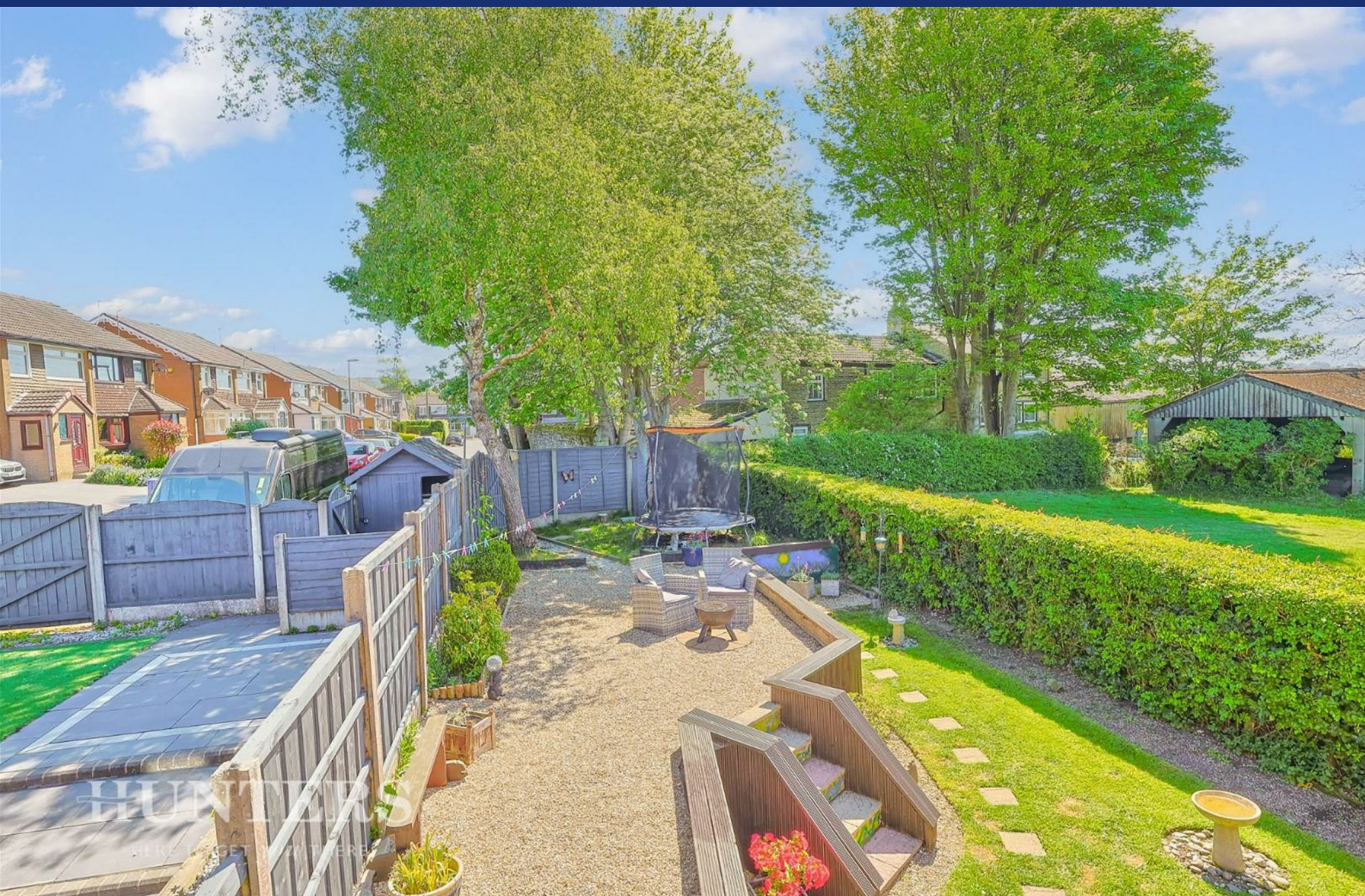
Total area: approx. 92.8 sq. metres (999.0 sq. feet)

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.

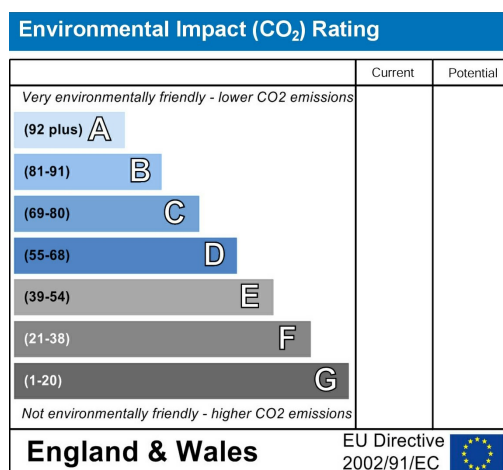
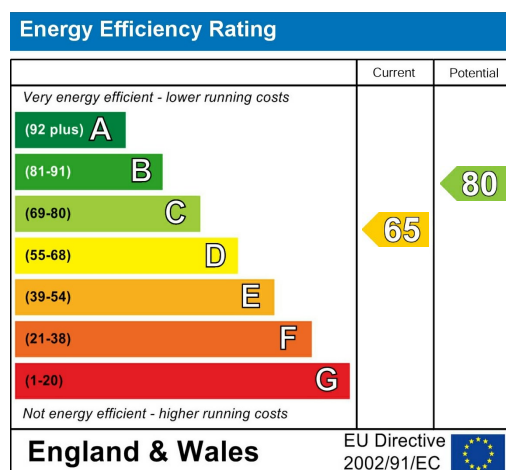
Created by EveryCloud Photography on behalf of Hunters Littleborough
Plan produced using PlanIt







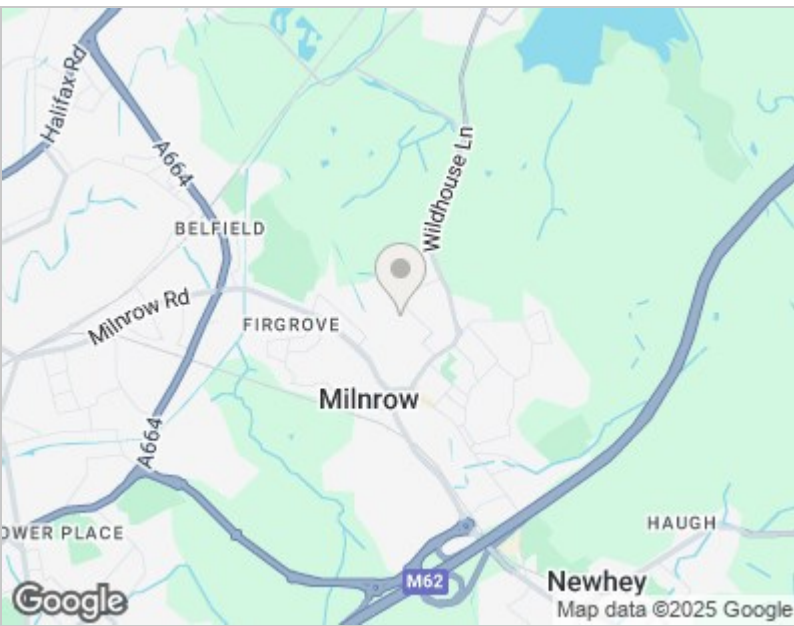
Energy Efficiency Graph



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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