

HUNTERS®

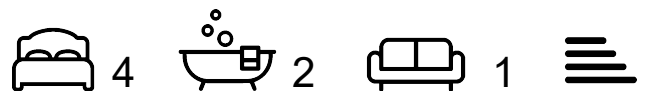
HERE TO GET *you* THERE



Kiln Lane

Milnrow, Rochdale, OL16 3HA

Offers In Excess Of £250,000



- SEMI-DETACHED FAMILY HOME
- FOUR BEDROOMS
- LOUNGE DINER AND KITCHEN
- SOLD WITH NO CHAIN
- EPC RATING TBC
- FANTASTIC LOCATION WITH FABULOUS VIEWS
- TWO BATHROOMS
- GARDENS, DRIVE AND GARAGE
- COUNCIL TAX BAND C
- FREEHOLD

Tel: 01706 390 500

Kiln Lane

Milnrow, Rochdale, OL16 3HA

Offers In Excess Of £250,000



Enjoying breathtaking open countryside views to the front, this light-filled and well-proportioned semi-detached home presents an excellent opportunity to create a superb family residence. Ideally positioned close to a well-regarded primary school, the Metrolink network, the M62 motorway, and scenic countryside walks, the location blends convenience with a tranquil rural feel.

The ground floor accommodation comprises a welcoming entrance hall, a ground floor bathroom, a spacious lounge, a fitted kitchen, and a versatile ground floor bedroom — ideal for guests, a home office, or playroom. Upstairs, there are three further bedrooms and a second shower room, providing flexible living for growing families.

Externally, the property features well-maintained gardens to both the front and rear, along with off-road parking and a garage. Offered with no onward chain, this home is ready for its next chapter — early viewing is highly recommended to fully appreciate the potential and location on offer.

Entrance Hall

12'9" x 6'2" (3.89 x 1.89)

Welcoming entrance with the stairs that greet you to the first floor landing and access to all downstairs accommodation.

Lounge/Diner

21'2" x 10'5" (6.47 x 3.19)

A spacious lounge/diner filled with natural light, thanks to its dual-aspect windows, creating a bright and welcoming space ideal for both relaxing and entertaining.

Kitchen

14'4" x 8'1" (4.39 x 2.48)

The kitchen is fitted with a range of base and wall-mounted units, complemented by a Neff oven and hob. Integrated appliances include a fridge freezer and washing machine. A window and rear door provide views and access to the rear garden, adding natural light and convenience to the space.

Bathroom

7'10" x 5'1" (2.41 x 1.55)

A three-piece bathroom suite comprising a WC, wash hand basin, and bathtub, with a side-facing window providing natural light and ventilation.

Bedroom 4

8'6" x 7'10" (2.60 x 2.41)

Located on the ground floor and features a charming front-facing bay window. This versatile space offers plenty of natural light and could be used as a bedroom, playroom, home office, or cosy snug, making it a flexible addition to the home.

Landing

Bedroom 1

12'5" x 11'1" (3.81 x 3.38)

A spacious second double bedroom with windows to both the front and side, allowing for

plenty of natural light and offering attractive open views.

Bedroom 2

12'5" x 10'5" (3.81 x 3.19)

A generous double bedroom featuring fitted wardrobes and a front-facing window that enjoys lovely open views, creating a bright and relaxing space.

Bedroom 3

10'5" x 5'10" (3.19 x 1.80)

A well-proportioned single bedroom with a rear-facing window, offering a quiet outlook over the garden.

Shower Room

11'1" x 5'10" (3.38 x 1.80)

A spacious shower room fitted with a three-piece suite comprising a WC, pedestal wash hand basin, and shower enclosure. The room also benefits from built-in storage and a rear-facing window providing natural light.

Garage & Parking

16'10" x 8'11" (garage) (5.14 x 2.74 (garage))

A driveway to the side provides ample off-road parking and leads to a garage, complete with an electric up-and-over door, power, and lighting—ideal for storage or workshop use.

Gardens

The property enjoys well-established, neatly maintained gardens to both the front and rear, offering a pleasant and private outdoor setting.

Material Information - Littleborough

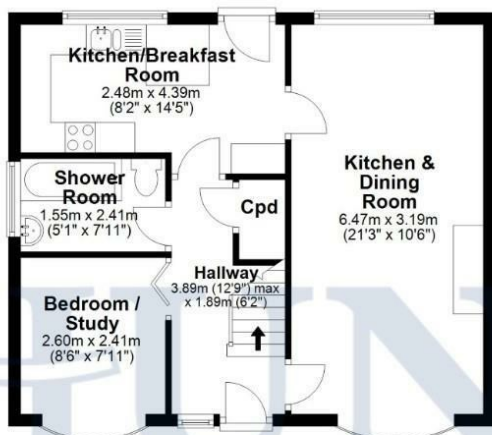
Tenure Type; FREEHOLD

Council Tax Banding; ROCHDALE COUNCIL
BAND C

Floorplan

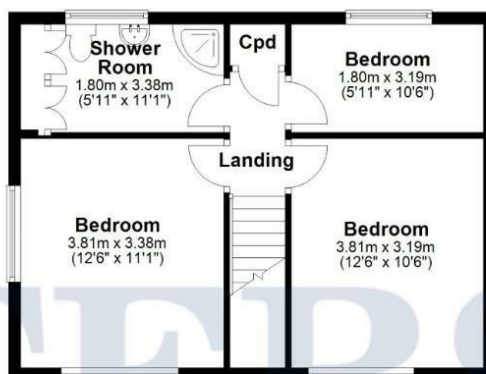
Ground Floor

Approx. 50.0 sq. metres (538.7 sq. feet)



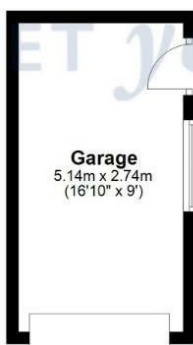
First Floor

Approx. 43.9 sq. metres (472.5 sq. feet)



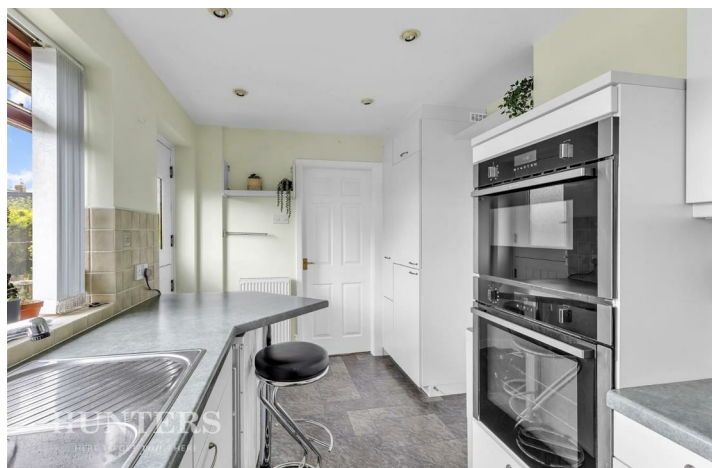
Second Floor

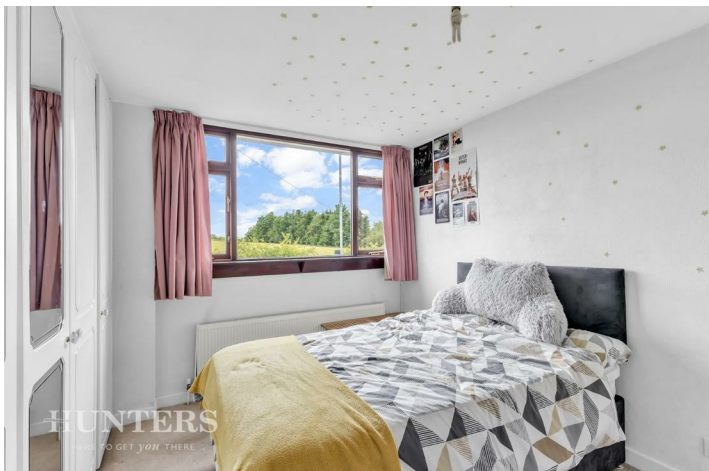
Approx. 14.1 sq. metres (151.5 sq. feet)



Total area: approx. 108.0 sq. metres (1162.8 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.
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Plan produced using PlanUp.







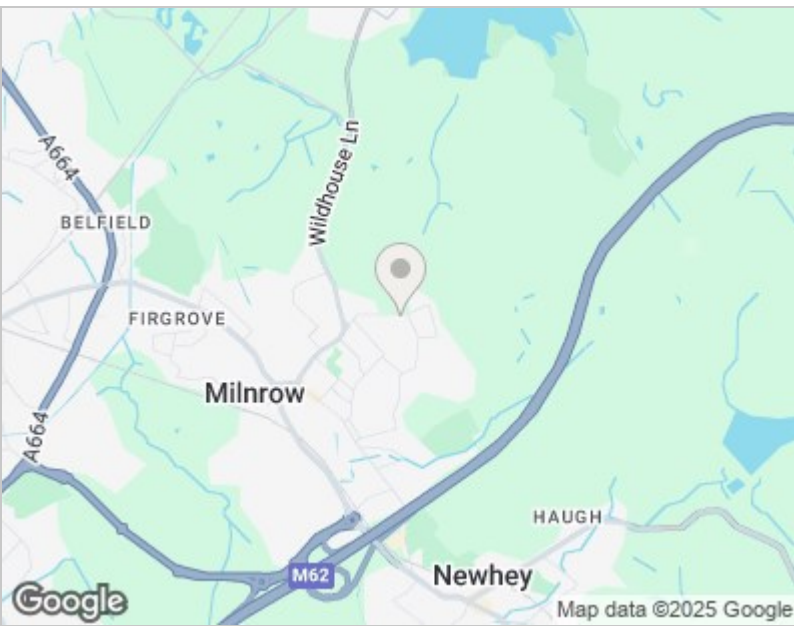
Energy Efficiency Graph



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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