

HUNTERS®

HERE TO GET *you* THERE



Rochdale Road

Firgrove, Rochdale, OL16 3BU

£175,000



- MID TERRACE WITH GARDEN
- THREE BEDROOMS
- CONVENIENT LOCATION TO MILNROW VILLAGE
- LEASEHOLD
- EPC RATING D

- PARKING TO THE REAR
- LOUNGE KITCHEN
- SOLD WITH NO CHAIN
- COUNCIL TAX BAND A

Tel: 01706 390 500

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£175,000



A charming three-bedroom terrace offering a generous rear garden and convenient off-street parking to the rear. The ground floor comprises a comfortable lounge, a practical kitchen, and a useful cellar room.

Upstairs, you'll find two well-proportioned bedrooms and a family bathroom. The third bedroom, located in the attic, benefits from its own en-suite shower room, providing additional privacy and comfort.

Ideally situated close to Milnrow village, the property offers excellent access to transport links via the M62, as well as nearby schools and shops.

Offered with no onward chain, this home presents an ideal opportunity for first-time buyers or families looking for a conveniently located property with great potential.

Lounge

14'6" x 14'3" (4.43 x 4.35)

This inviting living room features a front-facing window that fills the space with natural light. It includes a gas fire, central heating radiator, and durable laminate flooring, creating a warm and comfortable atmosphere.

Breakfast Kitchen

8'7" x 6'6" (2.63 x 2.00)

A rear-facing window with a range of base and wall units with integrated appliances including a fridge, freezer, microwave, gas hob with overhead extractor, oven, and washing machine. The space is completed with practical tiled flooring.

Cellar

The cellar offers additional storage space and houses the property's utility meters.

Landing

Bedroom 1

14'6" x 14'3" (4.43 x 4.35)

This spacious master bedroom includes a front-facing window, fitted bedroom furniture and wardrobes for ample storage, a central heating radiator, and carpeted flooring for added comfort.

Bedroom 2

8'7" x 6'11" (2.63 x 2.12)

Featuring a rear-facing window,

overlooking the garden. A central heating radiator and carpeted flooring.

Shower Room

6'11" x 4'9" (2.13 x 1.47)

This three-piece shower room comprises a shower enclosure, WC, and wash basin, with a rear-facing frosted window providing privacy. The floor is finished with tiled flooring, and there are steps leading down to the landing.

Bedroom 3

13'3" x 11'10" (4.06 x 3.63)

Double bedroom with a sky light window letting in plenty of natural light to fill the space.

En-Suite

6'6" x 6'0" (2.00 x 1.83)

Three piece suite with a WC, bath with overhead shower, and wash basin

Garden & Parking

An unexpectedly generous rear garden, offering plenty of outdoor space for relaxation and activities, along with convenient off-street parking.

Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 861

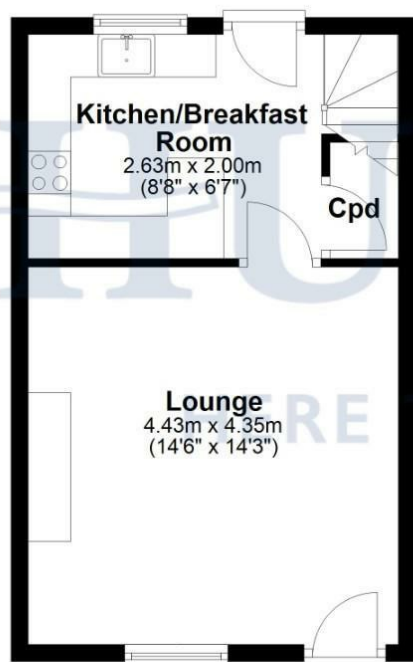
Leasehold Annual Ground Rent Amount £14.00

Council Tax Banding; ROCHDALE COUNCIL BAND A

Floorplan

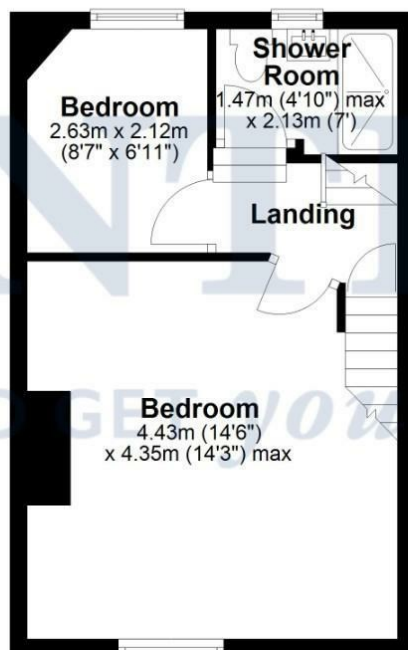
Ground Floor

Approx. 31.1 sq. metres (335.0 sq. feet)



First Floor

Approx. 31.1 sq. metres (335.0 sq. feet)



Second Floor

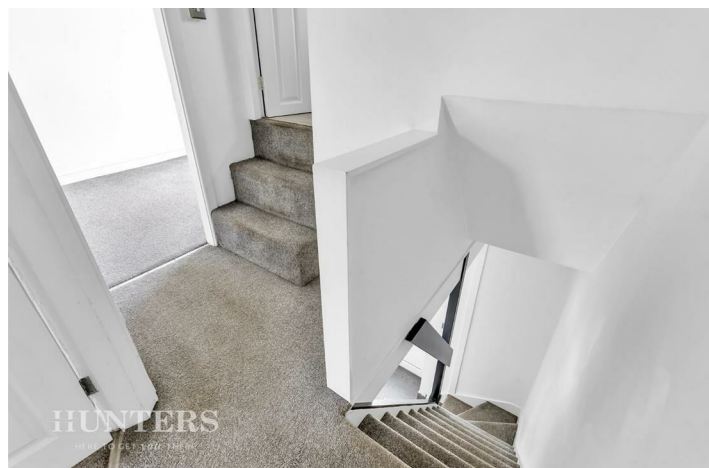
Approx. 24.3 sq. metres (261.3 sq. feet)



Total area: approx. 86.5 sq. metres (931.2 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.

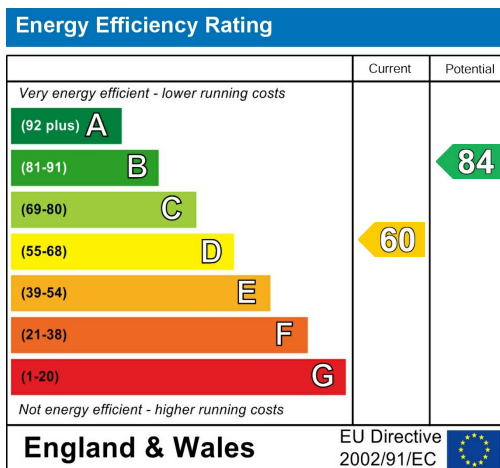
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Plan produced using PlanUp.







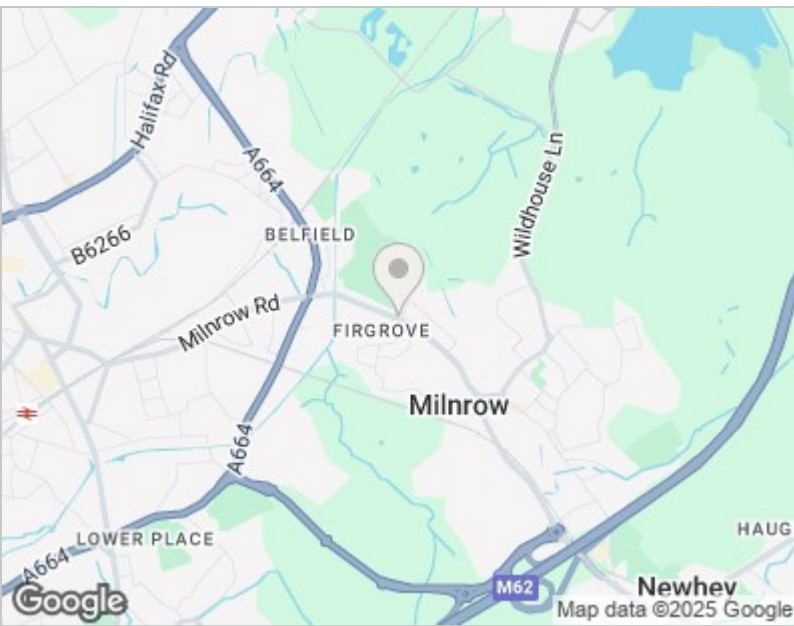
Energy Efficiency Graph



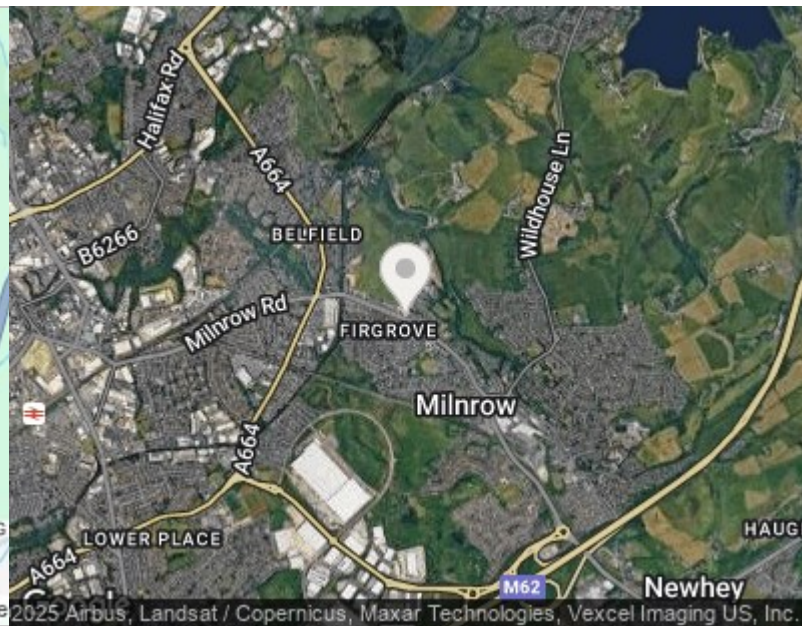
Viewing

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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