



## Croft Head Drive

Milnrow, Rochdale, OL16 3UE

£290,000

- DETACHED FAMILY HOME
- LOUNGE THROUGH DINER
- GARDENS TO THREE SIDES
- WONDERFUL POTENTIAL TO CREATE A MODERN HOME
- EPC RATING D



- THREE BEDROOMS
- BATHROOM AND DOWNSTAIRS WC
- DRIVE AND GARAGE TO REAR
- COUNCIL TAX BAND D
- LEASEHOLD

# Croft Head Drive

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Situated in this sought after residential area of Milnrow, this light and airy three-bedroom detached property offers an excellent opportunity for buyers seeking a home with potential. Located close to well-regarded schools, village amenities, shops, Hollingworth Lake, and with easy access to the M62 motorway and Metrolink, this property is perfectly positioned for families and commuters alike.

The accommodation comprises a welcoming entrance hall, spacious lounge/diner, kitchen, conservatory, and convenient downstairs WC. To the first floor are three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from gardens to the front, side, and rear, a driveway providing off-road parking, and a detached garage.

While the property is in need of some modernisation, it presents a fantastic opportunity to create a stylish and comfortable family home in a highly desirable location.

Early viewing is highly recommended to appreciate the potential on offer.



### Entrance Hall

14'2" x 6'1" (4.32 x 1.87)

A welcoming entrance hall accessed via a side UPVC double glazed door, offering a bright and inviting first impression. Stairs rise to the first floor, with doors leading to the downstairs accommodation, providing a practical and well-connected layout.

### Downstairs WC

A convenient and essential feature for any family home, this downstairs WC includes a low-level toilet and wash hand basin, with a side window providing natural light and ventilation.

### Lounge Diner

16'9" x 11'4" (lounge) 8'11" x 8'10" (diner) (5.11m x 3.47m (lounge) 2.73 x 2.70 (diner))

A spacious and light-filled lounge diner boasting a generous layout with dual aspect windows to the front and rear, allowing for plenty of natural light throughout the day. Perfect for both relaxing and entertaining.

### Kitchen

8'11" x 8'7" (2.73 x 2.64)

Fitted with a range of base and eye-level units, this functional kitchen offers ample storage and workspace, with space for appliances. A side window provides natural light, and a door leads directly into the conservatory, enhancing the flow of the home.

### Conservatory

17'10" x 12'4" (5.44 x 3.77)

Accessed from both the dining area and kitchen. A UPVC constructed 'P-shaped' conservatory. French doors and a single door lead out to the rear garden.

### Landing

9'6" x 7'4" (2.92 x 2.26)

A bright landing area with a side window allowing natural light to fill the space. Provides access to the loft and doors to the upper floor rooms.

### Bedroom 1

14'11" x 10'1" (4.55 x 3.08)

A spacious double bedroom with a front aspect window and fitted wardrobes, offering ample storage and a comfortable master bedroom.

### Bedroom 2

11'11" x 10'1" (3.65 x 3.08)

A double bedroom featuring fitted wardrobes and units, with a rear aspect window offering lovely far reaching views.

### Bedroom 3

9'6" x 7'4" (2.90 x 2.26)

A single bedroom with fitted wardrobes and a front aspect window, ideal as a child's room or home office.

### Bathroom

7'4" x 6'0" (2.26 x 1.85)

Fitted with a three-piece suite comprising a WC, built-in wash hand basin, and a bath with shower over. Includes a window to the side aspect providing natural light and ventilation.

### Gardens

The property benefits from gardens to the front, side, and rear. The front and side feature lawn areas, while the spacious rear garden is paved for low-maintenance outdoor living.

### Garage & Driveway

There is rear access to a driveway leading to a detached garage with an up-and-over door.

### Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 946

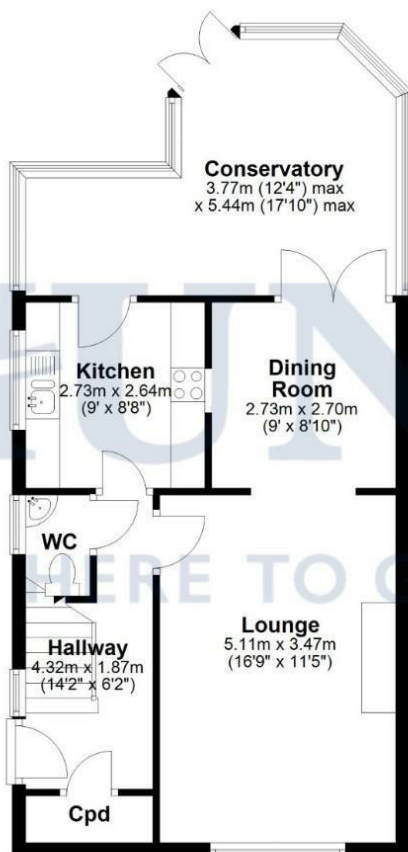
Leasehold Annual Ground Rent Amount £18.90

Council Tax Banding; ROCHDALE COUNCIL  
BAND D

# Floorplan

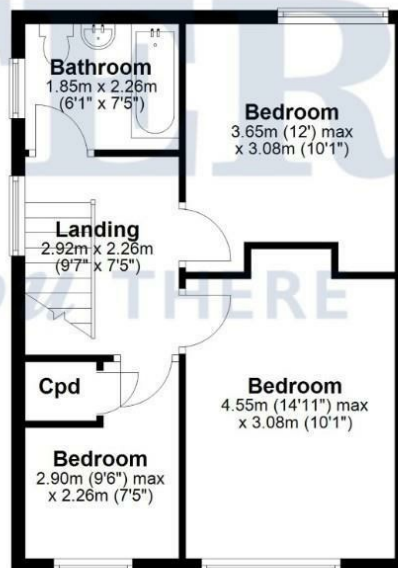
## Ground Floor

Approx. 58.9 sq. metres (633.5 sq. feet)



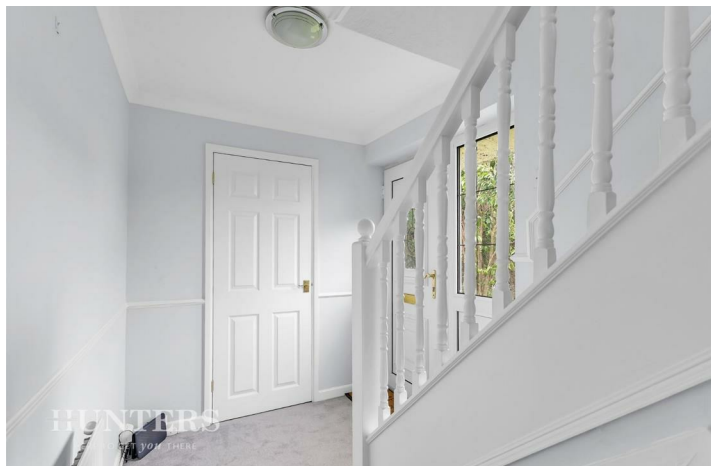
## First Floor

Approx. 42.8 sq. metres (460.3 sq. feet)



Total area: approx. 101.6 sq. metres (1093.8 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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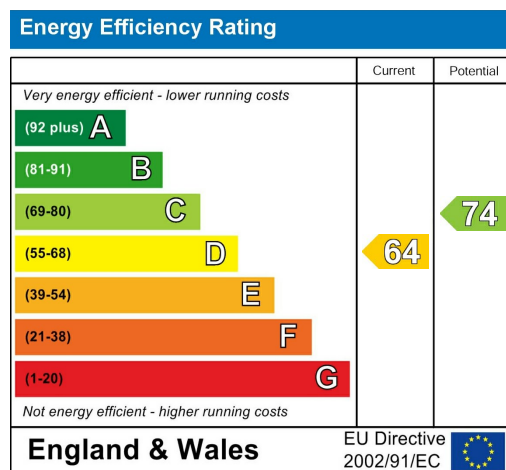








## Energy Efficiency Graph

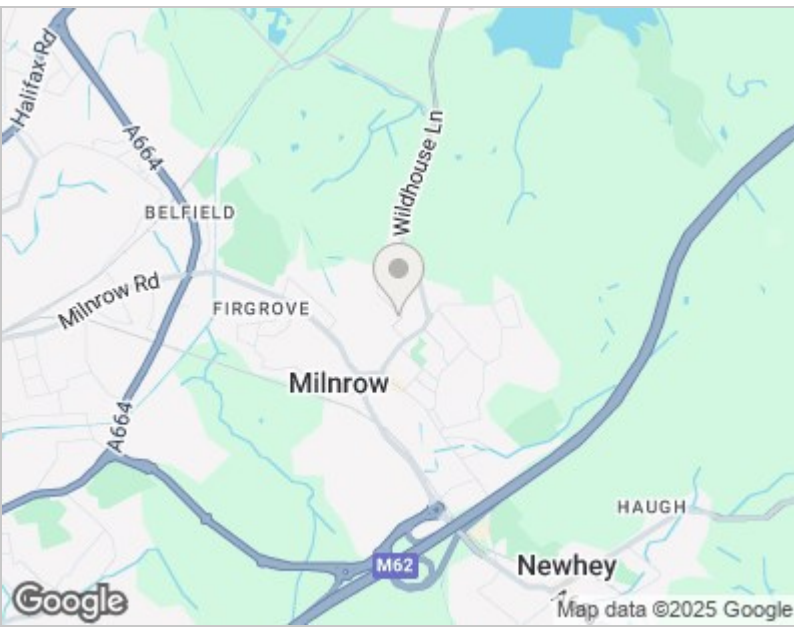


## Viewing

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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