

HUNTERS®

HERE TO GET *you* THERE



George Street

Hurstead, Rochdale, OL16 2RR

£310,000



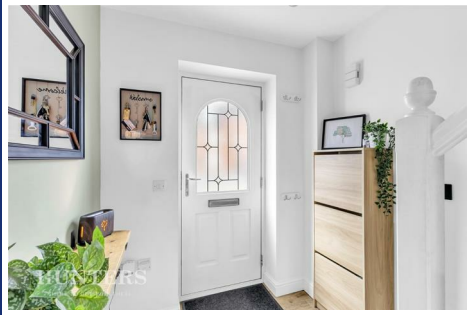
- MODERN FOUR BEDROOM TOWNHOUSE
- TWO BATHROOMS PLUS DOWNSTAIRS WC
- LANDSCAPED GARDEN WITH SUMMERHOUSE AND OPEN VIEWS
- A PERFECT FAMILY HOME
- EPC RATING C
- OPEN PLAN DINING KITCHEN AND LIVING AREA
- QUIET CUL DE SAC LOCATION
- DRIVEWAY PARKING
- COUNCIL TAX BAND D
- LEASEHOLD

Tel: 01706 390 500

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Hunters Estate Agents are delighted to bring to the market this beautifully presented four-bedroom modern townhouse, ideally positioned on a quiet cul-de-sac. Located close to local amenities and offering excellent transport links to both Littleborough and Rochdale, this stunning home combines convenience, space, and modern living in equal measure.

This property offers spacious and versatile accommodation arranged over three well-designed floors. The ground floor features an impressive open-plan dining kitchen and living area, enhanced by the thoughtful conversion of the original garage, as well as a convenient cloakroom/WC.

On the first floor, you'll find a generous lounge enjoying open views to the rear, a modern family bathroom, and a spacious double bedroom. The second floor boasts three further bedrooms, including a well-appointed stylish en-suite shower room, offering the perfect retreat for rest and relaxation.

Externally, the property offers off-street parking for two vehicles to the front, while the rear benefits from an enclosed, landscaped garden, with wooden built summer house, ideal for entertaining or enjoying quiet time outdoors.

Viewings are highly recommended to appreciate this beautiful family home.

Entrance hall

As you enter the property you are welcomed by the stairs leading to the first floor landing and a doorway into the lounge.

Open plan dining kitchen and living

26'10" x 15'11" (8.19 x 4.86)

A thoughtfully designed and spacious open-plan ground floor, formerly the original garage, now transformed into an impressive entertaining space with ample room for a large dining table and additional seating. The dual-aspect layout spans the full length of the property, allowing natural light to pour in throughout the day.

Kitchen

Leading on from the open-plan dining area is a modern and stylish kitchen, featuring a central island, a comprehensive range of wall and base units, and a sink with drainer. The kitchen is well-equipped with two double ovens, a gas hob, and space for a range of appliances, including an American-style fridge freezer. There is also plumbing for a washing machine and space for a dishwasher. A fitted breakfast bar offers additional seating, while patio doors provide direct access to the rear garden.

Downstairs WC

Fitted with a low level WC and wash hand basin.

Landing

The spacious landing provides access to all first-floor rooms and includes a staircase leading to the second floor. The current owners have thoughtfully created a dedicated space for home working, making excellent use of the area.

Lounge

10'7" x 15'11" (3.23 x 4.86)

A spacious lounge situated at the rear of the property, featuring a Juliet balcony that offers stunning open views.

Bedroom three

10'1" x 9'0" (3.09 x 2.75)

A generous size double bedroom located to the front of the property.

Bathroom

5'5" x 9'0" (1.67 x 2.75)

A modern family bathroom, partly tiled, comprising a

bath with overhead shower and glass screen, a pedestal wash hand basin, and a low-level WC.

Second floor landing

With access to all second floor bedrooms, useful storage cupboard and loft access.

Bedroom one

15'11" x 9'7" (4.86 x 2.93)

Stylishly decorated with built in fitted wardrobes, a window to the front aspect and an internal door leading through to the en-suite shower room.

En-suite shower room

8'11" max x 6'0" (2.74 max x 1.83)

Modern and contemporary style shower room with a low-level WC, built-in wash hand basin with vanity unit, a walk-in shower with quality fixtures and fittings, fully tiled and a window to the front aspect.

Bedroom two

10'7" x 9'7" max (3.23 x 2.93 max)

A further double bedroom located to the rear of the property with two Velux windows.

Bedroom four

7'6" x 6'8" (2.29 x 2.05)

A single bedroom ideal for a home office or a child's bedrooms with a window to the rear aspect.

Gardens & parking

To the front, the driveway provides off-road parking for two cars. The rear garden has been thoughtfully landscaped, featuring an Indian stone patio, low-maintenance artificial lawn, a wooden summerhouse, and additional storage—creating an ideal space for entertaining.

Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 232

Leasehold Annual Service Charge Amount £302

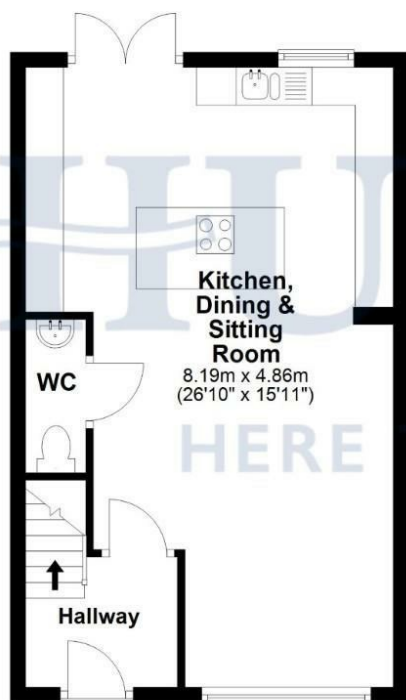
Leasehold Ground Rent Amount: £200

Council Tax Banding; ROCHDALE COUNCIL BAND D

Floorplan

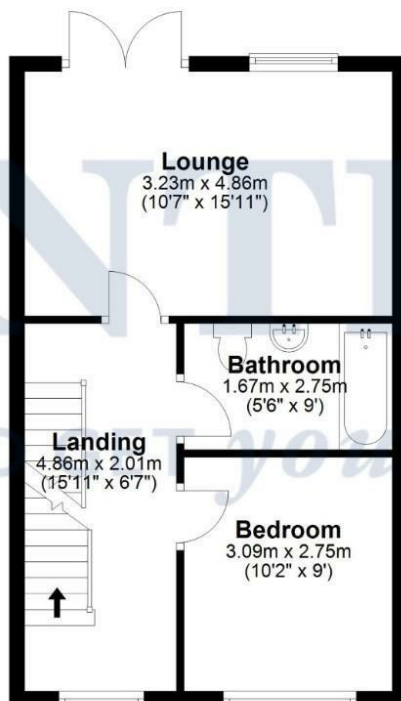
Ground Floor

Approx. 40.1 sq. metres (431.4 sq. feet)



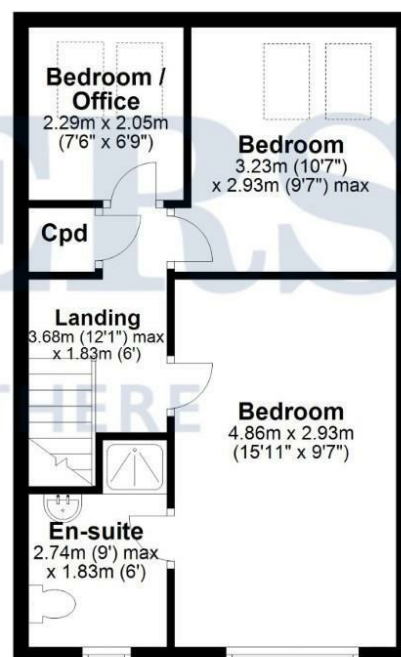
First Floor

Approx. 39.8 sq. metres (428.0 sq. feet)



Second Floor

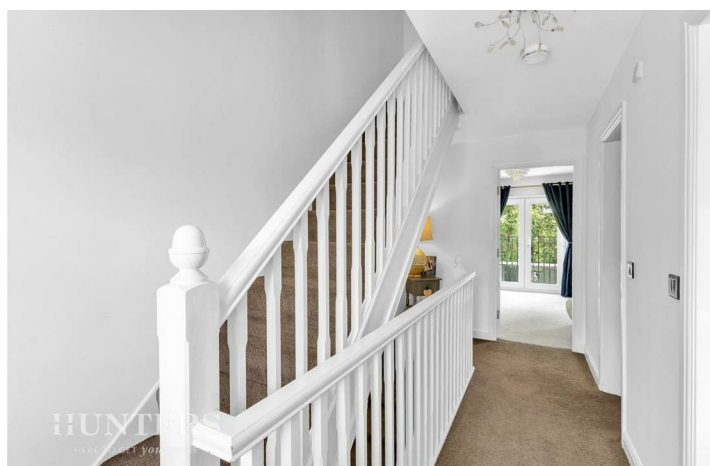
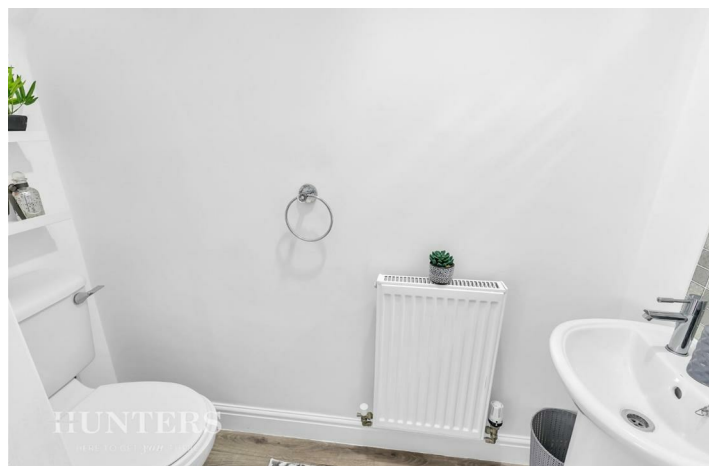
Approx. 39.8 sq. metres (428.0 sq. feet)

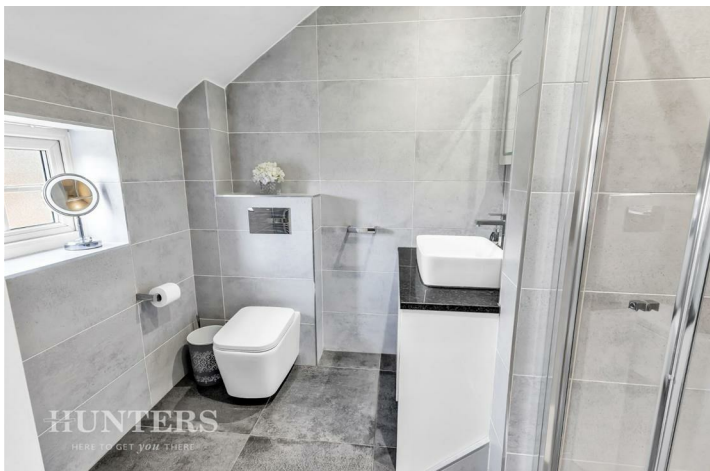


Total area: approx. 119.6 sq. metres (1287.4 sq. feet)

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.

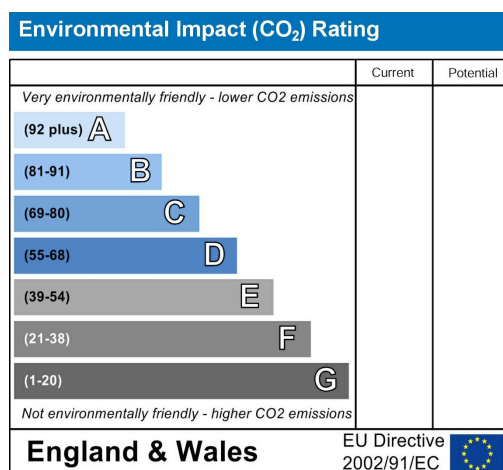
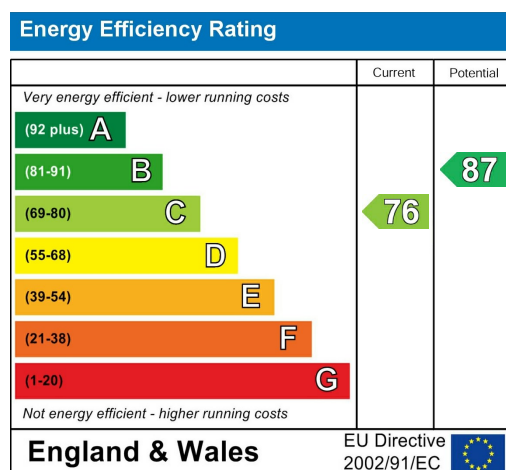
Created by EveryCloud Photography on behalf of Hunters Littleborough
Plan produced using PlanUp.







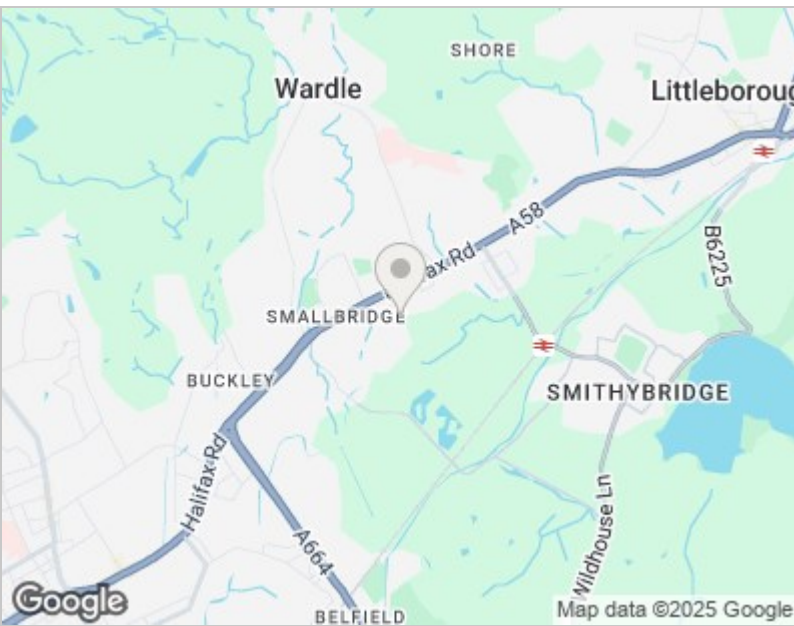
Energy Efficiency Graph



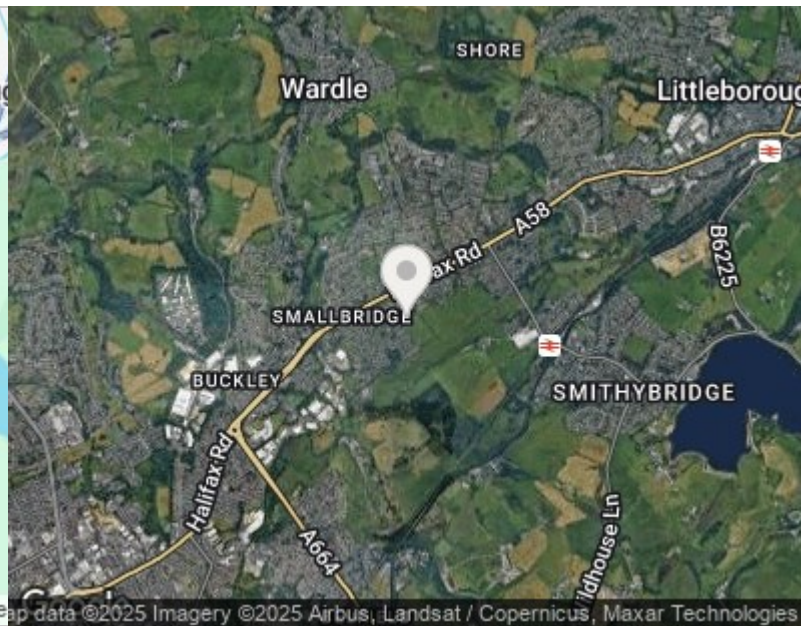
Viewing

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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