

HUNTERS[®]

HERE TO GET *you* THERE



Cleveland Drive

Milnrow, Rochdale, OL16 3HY

£220,000



- DECEPTIVELY SPACIOUS TOWN HOUSE
- SURROUNDED BY OPEN COUNTRYSIDE
- SUPERB OPEN PLAN DINING KITCHEN
- GARDEN AND OFF ROAD PARKING
- EPC RATING D

- THREE BEDROOMS PLUS ATTIC ROOM
- CLOSE TO AMENITIES, TRANSPORT LINKS & SCHOOLS
- CONSERVATORY WITH THERMAL ROOF
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Tel: 01706 390 500

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£220,000



Situated on a sought-after cul-de-sac within Milnrow village, this mid-town house offers the perfect balance of countryside surroundings and everyday convenience. Ideally located within walking distance of well-regarded primary and secondary schools, the property is an excellent choice for families, first time buyers and those looking to downsize.

The accommodation comprises a welcoming lounge, an open-plan kitchen/diner, and a conservatory with a thermal roof, providing a comfortable year-round living space. To the first floor are three well-proportioned bedrooms and a family bathroom. In addition, the property features a versatile attic room, ideal for use as a home office, playroom, or hobby space.

Externally, there is off-road parking for two cars to the front, and an easy-to-maintain rear garden providing a pleasant outdoor area.

Early viewing is highly recommended to fully appreciate the location and versatility of this desirable home.

Lounge

13'9" x 13'9" (4.19m x 4.20m)

The lounge is a bright, welcoming space featuring a wooden fireplace. Natural light floods in through large windows, enhancing the fresh and airy feel. The room flows seamlessly into the dining area, creating an inviting space for relaxing or entertaining.

Dining Room

10'2" x 8'6" (3.11m x 2.60m)

Adjacent to the lounge, the dining room provides a space for meals which connects openly to the kitchen, allowing for easy conversation and serving. The dining room leads to a conservatory.

Kitchen

10'2" x 8'0" (3.11m x 2.45m)

The kitchen is designed with a modern layout featuring white cabinetry and black countertops. It includes a built in oven and hob, space and plumbing for a washing machine, ample storage, and a practical work surface. A window above the sink allows natural light to brighten the space, while a partial dividing wall offers a subtle separation from the dining area.

Conservatory

7'8" x 9'4" (2.33m x 2.83m)

The conservatory is a charming addition with a light, airy feel thanks to the extensive glazing. It offers an ideal spot to relax and take in views of the garden and is complemented by a thermal roof and adjacent storage space for convenience.

Bedroom 1

12'6" x 10'2" (3.82m x 3.10m)

The main bedroom is a spacious double, featuring a large window that frames lovely views over the garden and surrounding fields. The room is decorated in neutral tones with built-in wardrobes providing excellent storage.

Bedroom 2

11'5" x 8'11" (3.48m x 2.72m)

This second double bedroom is bright and comfortable with a large window to the front

aspect.

Bedroom 3

8'3" x 7'8" (2.52m x 2.33m)

The third bedroom is a good single room with neutral decoration and a window providing ample daylight. It is ideal as a child's bedroom, guest room, or study space as needed.

Bathroom

8'0" x 6'4" (2.44m x 1.94m)

The bathroom is a practical and well-maintained space featuring a white suite comprising a bath with an overhead shower, basin, and WC. A window allows for natural light and ventilation, enhancing the fresh, clean atmosphere.

Attic Room

Accessed via ladders, the attic room is a versatile space bathed in natural light from a large skylight. Ideal for use as a games room, media room, or quiet retreat. Ample storage is available in a dedicated cupboard.

Landing

7'4" x 7'8" max (2.25m x 2.33m max)

The landing on the first floor provides access to all bedrooms and the bathroom, as well as stairs leading to the attic room via a fixed ladder.

Rear Garden

This pleasant rear garden features a paved patio area and an artificial grass lawn. A timber shed offers useful storage, while the garden is enclosed by fencing, ensuring privacy and security. Views beyond the garden overlook open fields, creating a peaceful outdoor space to enjoy.

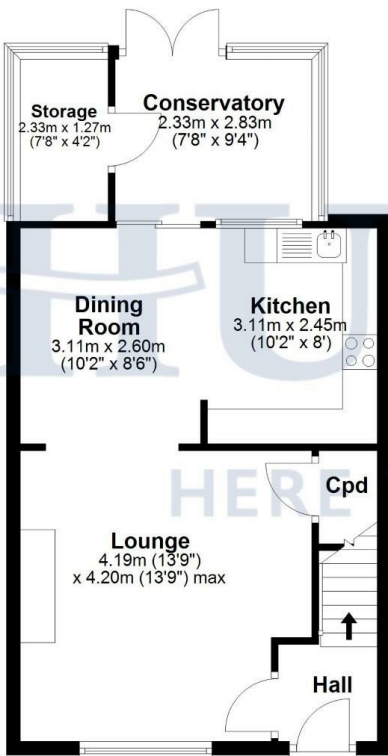
Front Exterior

The property's exterior presents a classic mid town house style with a low-maintenance front garden featuring raised planted beds. The paved driveway provides convenient off-road parking for two cars.

Floorplan

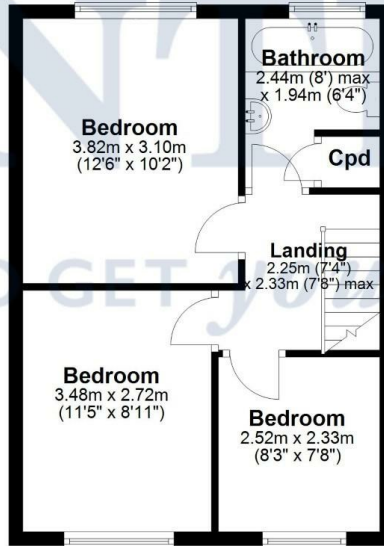
Ground Floor

Approx. 48.3 sq. metres (519.7 sq. feet)



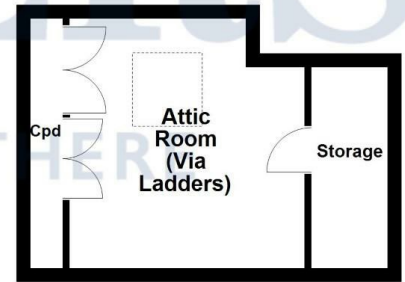
First Floor

Approx. 38.1 sq. metres (409.7 sq. feet)



Second Floor

Approx. 17.1 sq. metres (183.6 sq. feet)

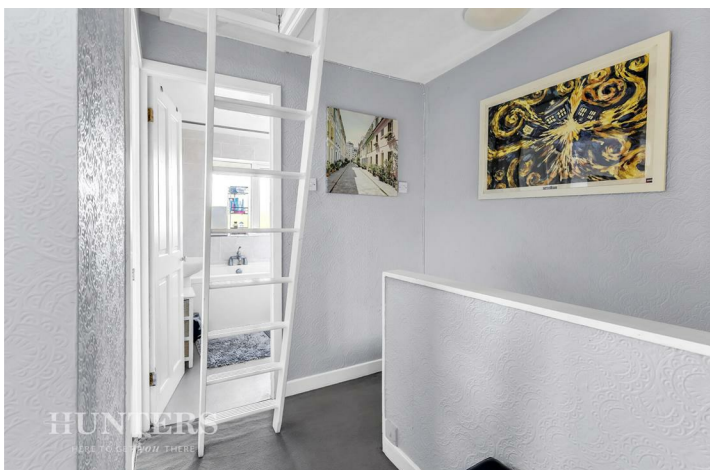


Total area: approx. 103.4 sq. metres (1113.0 sq. feet)

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.

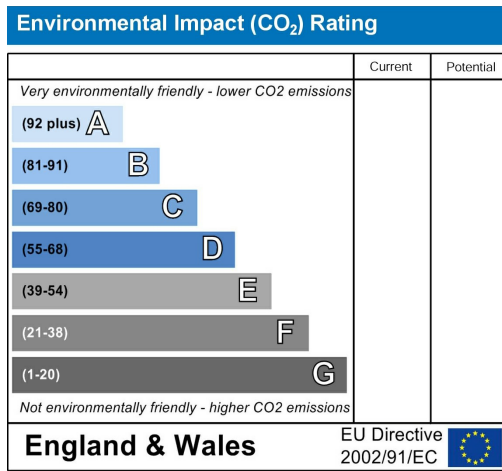
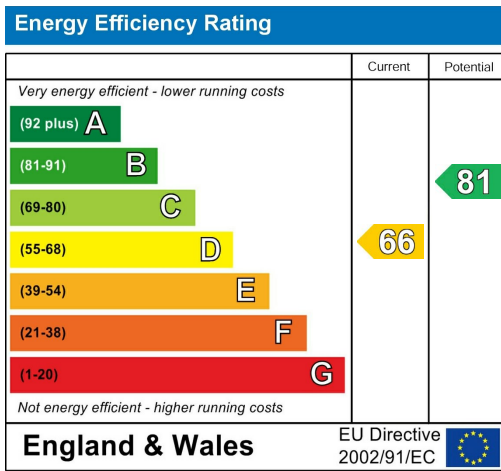
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Plan produced using PlanUp.







Energy Efficiency Graph

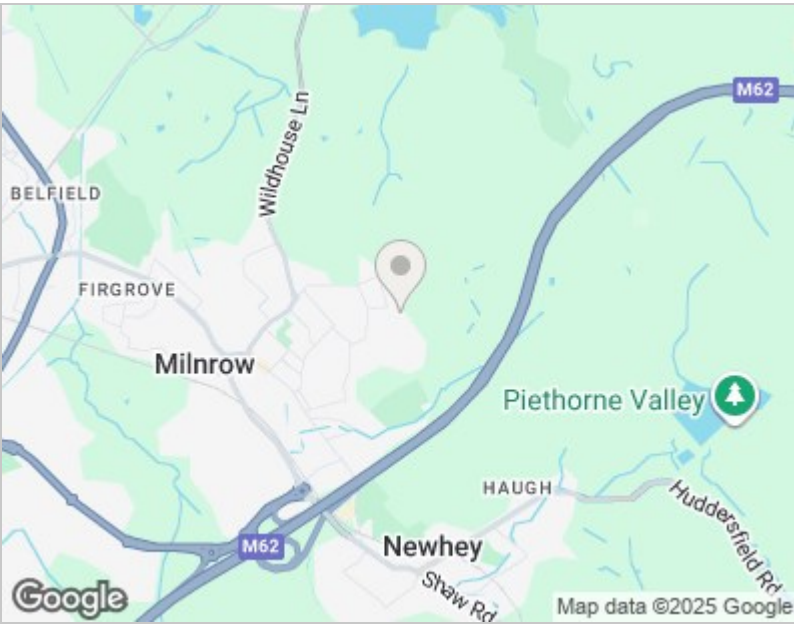


Viewing

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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