

HUNTERS[®]

HERE TO GET *you* THERE



Weir Road

Milnrow, Rochdale, OL16 3UX

£400,000



- FOUR BEDROOM DETACHED FAMILY HOME
- MODERN KITCHEN WITH NEFF & MIELE APPLIANCES
- QUALITY LVT FLOORING, OAK DOORS & SHUTTERS
- TANDEM GARAGE WITH EV CHARGER
- COUNCIL TAX BAND D
- FINISHED TO A HIGH STANDARD THROUGHOUT
- BRIGHT SUNROOM WITH FEATURE LOG BURNER
- LANDSCAPED GARDEN WITH PRINTED DRIVEWAY
- EPC RATING D
- FREEHOLD

Tel: 01706 390 500

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An exceptional four-bedroom detached home has been thoughtfully upgraded to create a stylish and contemporary family home, offering generous living space and high-quality finishes throughout.

Upon entering, a spacious hallway sets the tone for the rest of the property. The main living room features a striking media wall, while to the rear, a light-filled sunroom provides an ideal space for relaxing or entertaining with a wonderful feature log burner, with views over the garden. The heart of the home is the dining kitchen, fitted with premium appliances including Neff ovens and induction hob along with a Miele dishwasher, complemented by quartz work surfaces. A ground floor utility room and WC adds further practicality. Finishing touches such as LVT flooring, solid oak internal doors, and fitted white shutters enhance the overall feel and quality this home has to offer.

To the first floor, there are four well-sized light and airy bedrooms and a sleek, fully tiled family shower room.

Outside, the property continues to impress with a landscaped rear garden finished with Indian stone paving, alongside a printed concrete driveway to the front. A tandem garage and EV charging point add to the home's practicality.

Hallway

6'11" x 11'10" (2.10m x 3.61m)

The hallway welcomes you with its light herringbone-patterned flooring and neutral walls, with stairs leading to the first floor and contemporary wooden oak doors that connect to lounge, dining kitchen and utility room/ WC.

Lounge

10'7" x 18'1" (3.22m x 5.51m)

A spacious lounge featuring built-in shelving and cabinetry providing ample storage and display space. With stylish herringbone-patterned flooring and large windows to the front that allow for plenty of natural light to fill the room.

Kitchen & Dining Room

9'10" x 18'1" (2.99m x 5.51m)

This kitchen and dining room combines modern design and functionality with a light and airy feel. Fitted with a range of modern wall and base units, quartz worksurfaces and integrated appliances including dishwasher, double oven and hob with over head extractor fan. The dining area comfortably fits a table and chairs, and the space is brightened by natural light from nearby windows and the adjoining sun room.

Sun Room

11'5" x 11' (3.47m x 3.37m)

The sun room offers a bright and relaxing space with views of the garden. Fitted with herringbone pattern flooring which can be found in the adjacent kitchen and dining room, linking the spaces harmoniously and a contemporary wood-burning stove with a stylish stone surround, creating a cosy atmosphere.

Utility Room / WC

6'11" x 5'11" (2.10m x 1.80m)

This practical utility room includes space for laundry appliances beneath a work surface and a handy WC area. The room benefits from natural light through a window, and contemporary fittings including a heated towel rail add to its functionality.

Landing

6'10" x 12'7" max (2.09m x 3.85m)

The first floor landing is brightened by a window that looks out to the side and access to all four bedrooms, shower room, and a useful storage cupboard.

Bedroom 1

10'7" x 11' (3.22m x 3.37m)

The master bedroom located to the front of the property, tastefully decorated with space for furniture and a large window to the front, flooding the room with natural light.

Bedroom 2

9'10" x 9'4" (3.00m x 2.84m)

A second double bedroom featuring a calm and cosy decor, with a large window to the rear of the property and space for furniture.

Bedroom 3

9'10" max x 8'5" (3.00m max x 2.57m)

A further double bedroom, currently used as a dressing room, with a window that lets in natural light and built-in wardrobes.

Bedroom 4

10'7" x 6'8" max (3.22m x 2.04m)

The smallest of the four bedrooms, currently used as a dressing room, however would make an ideal single bedroom or home office.

Shower Room

8'8" x 5'1" (2.65m x 1.56m)

The shower room is stylish and contemporary with light grey tiled walls and flooring, a large walk-in shower with a glass screen, a low level WC, and a modern vanity unit with an integrated basin. A frosted window lets in natural light while maintaining privacy.

Rear Garden

The rear garden is beautifully landscaped into several levels with a mix of stone patios, raised beds, and borders filled with mature shrubs and flowering plants. There are various seating areas, perfect for relaxing or entertaining.

Garage and Parking

The garage to the side of the property has full power and lighting, water supply, electric roller door to the front and side door leading to the garden. The printed concrete driveway offers parking for several cars with an EV charging point.

Material Information - Littleborough

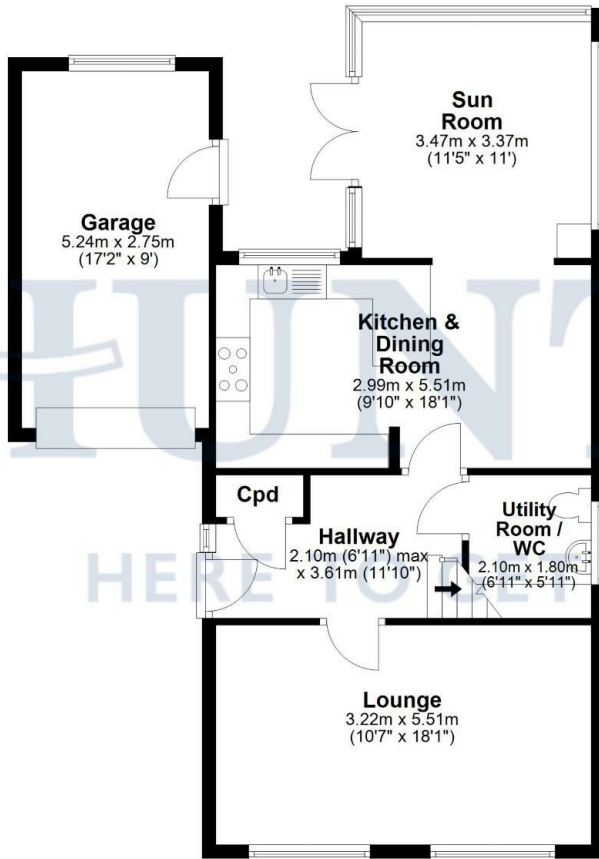
Tenure Type; FREEHOLD

Council Tax Banding; ROCHDALE COUNCIL BAND D

Floorplan

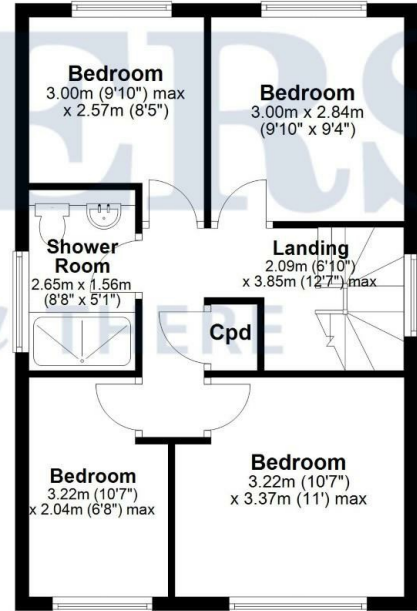
Ground Floor

Approx. 73.4 sq. metres (790.5 sq. feet)



First Floor

Approx. 46.9 sq. metres (504.7 sq. feet)



Total area: approx. 120.3 sq. metres (1295.2 sq. feet)

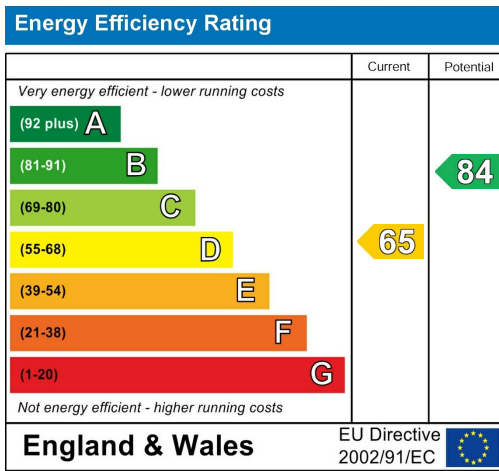
Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.
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Plan produced using PlanUp.







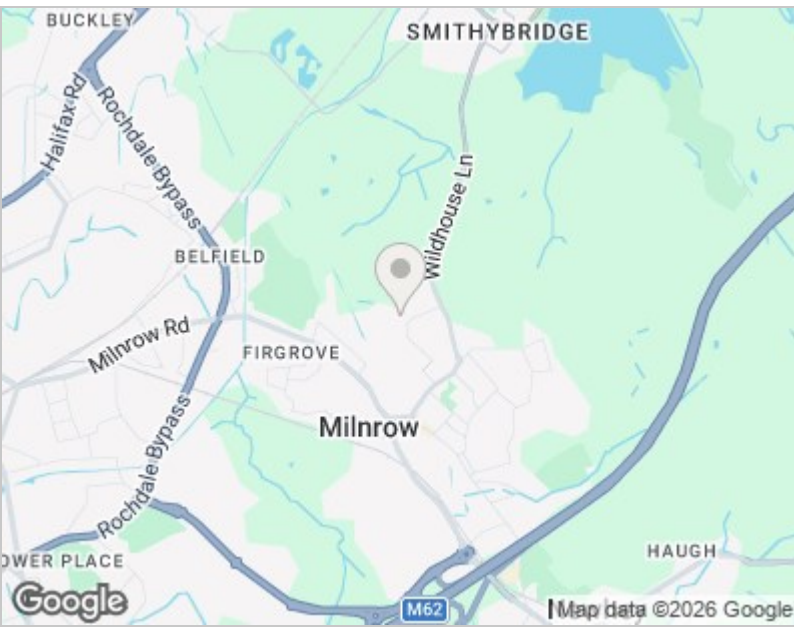
Energy Efficiency Graph



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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