HUNTERS®

HERE TO GET *you* THERE



Rochdale Road

Milnrow, Rochdale, OL16 4DT

£195,000

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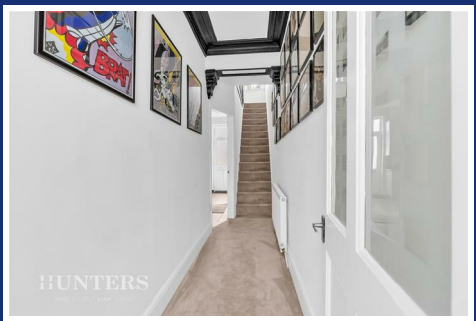
- THREE DOUBLE BEDROOMS
- MODERN DINING KITCHEN
- READY TO MOVE STRAIGHT INTO
- OFFERED WITH NO ONWARD CHAIN
- COUNCIL TAX BAND A
- THREE STOREY MID TERRACED PROPERTY
- FOUR PIECE FAMILY BATHROOM SUITE
- CLOSE TO MILNROW VILLAGE, METROLINK AND M62 MOTORWAY
- EPC RATING C
- LEASEHOLD

Tel: 01706 390 500

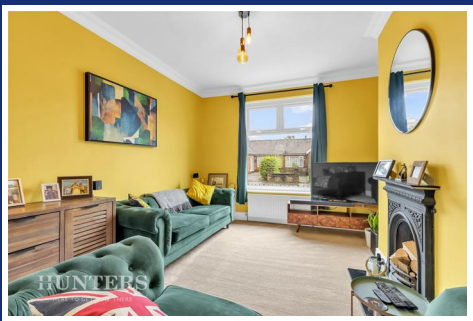
Rochdale Road

Milnrow, Rochdale, OL16 4DT

£195,000







Ready to move into and offered with no onward chain, Hunters Estate Agents are delighted to present this well-appointed three-bedroom, three-storey terraced home.

Ideally situated within easy reach of Milnrow village and its local amenities, the property also benefits from excellent transport connection including the Metrolink and M62 motorway providing direct access to Manchester, Leeds and the surrounding areas.

The ground floor opens into a spacious entrance hallway leading to a contemporary dining kitchen, ideal for family meals and entertaining. A welcoming lounge offers a comfortable place to relax and unwind.

On the first floor are two generously sized double bedrooms and a modern family bathroom. The second floor is home to the third bedroom, complete with walk-in storage space. This versatile room could also be used as a guest bedroom, home office or private retreat.

Externally, the property features a private rear yard, ideal for those wanting to sit out.

With its flexible accommodation, convenient location and no onward chain, this attractive home is an excellent choice for first-time buyers, growing families or professionals seeking a well-connected property. Early viewing is highly recommended.

Hall
A welcoming hallway that provides access to the dining kitchen and stairs leading to the upper floors.

Lounge
13'5" x 11'3" (4.10m x 3.44m)
The lounge features a chimney breast that houses a classic decorative fireplace. A large window floods the room with natural light, complementing the high ceiling and creating a warm, comfortable space ideal for relaxation or entertaining guests.

Dining Kitchen
14'4" x 12'6" (4.38m x 3.80m)
This dining kitchen is fitted with modern wall and base units, contrasted by wooden work surfaces. The dining area comfortably fits a large dining table and enjoys plenty of natural light from the rear window and door. The space is practical, with integrated appliances including a fridge freezer, oven, microwave, dishwasher, hob and a stylish black extractor hood. Seamlessly linking to the lounge for open-plan living, as well as access leading to the cellar.

Landing
17'8" x 4'11" (5.40m x 1.49m)
With access to all first floor bedrooms, bathroom and stairs leading to the second floor.

Bedroom 1
13'5" x 10' (4.10m x 3.05m)
A double bedroom with white walls and a large window overlooking the front of the property.

Bedroom 2
14'4" x 10' (4.38m x 3.05m)
Another double bedroom featuring a neutral decor scheme and a large window that fills the room with light.

Bathroom
13' x 4'11" (3.96m x 1.49m)
A well-appointed bathroom with a modern white suite including a bathtub with a shower screen, a shower cubicle, a low level WC, wash hand basin and a wall-mounted heated towel rail. The room is tastefully finished with half-height white tiling and dark flooring, creating a clean and fresh space.

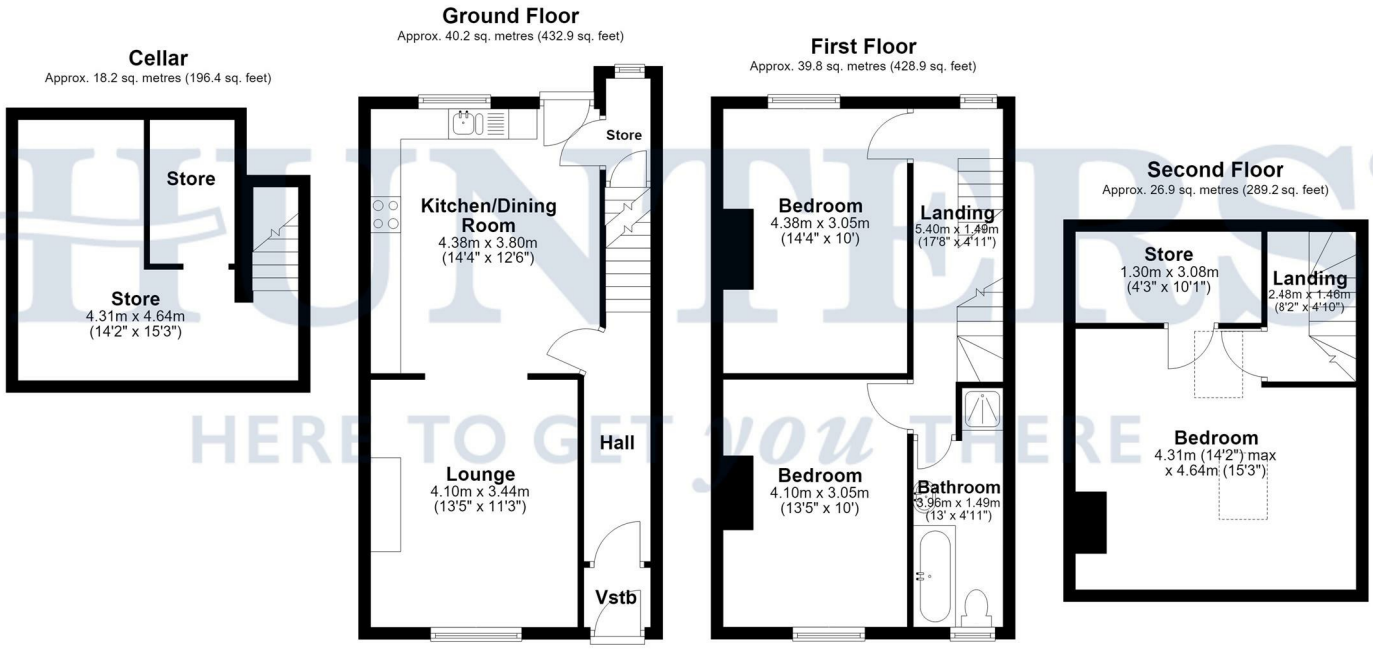
Landing
8'2" x 4'10" (2.48m x 1.46m)
With access leading to the second floor.

Bedroom 3
14'2" max x 15'3" (4.31m max x 4.64m)
A spacious bedroom on the top floor, with a skylight that floods the room with natural light and access to a walk-in storage space, ideal for a walk in wardrobe.

Rear Garden
The rear garden is a paved courtyard, ideal to create a small seating area with outdoor furniture.

Material Information - Littleborough
Tenure Type; LEASEHOLD
Leasehold Years remaining on lease; 868
Leasehold Ground Rent Amount: £3.00
Council Tax Banding; ROCHDALE COUNCIL BAND A

Floorplan



Total area: approx. 125.2 sq. metres (1347.4 sq. feet)

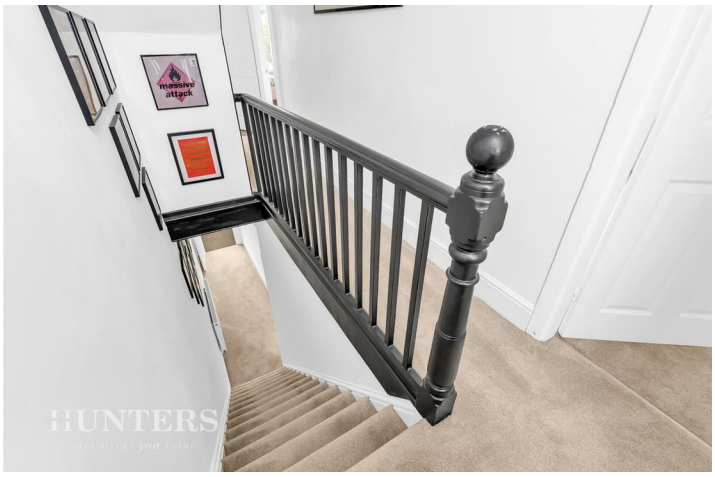
Disclaimer; This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own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



















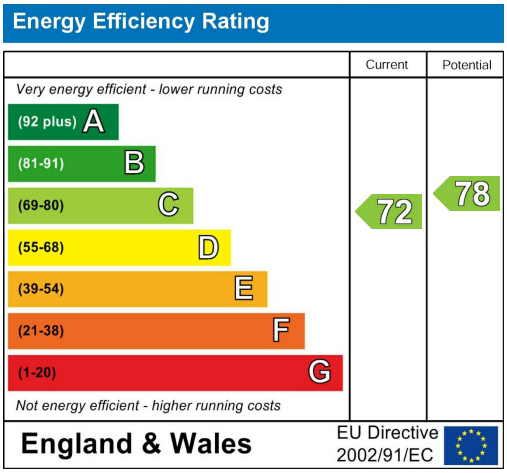


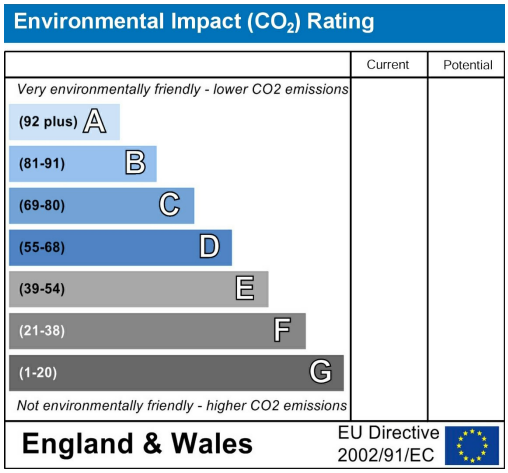






Energy Efficiency Graph

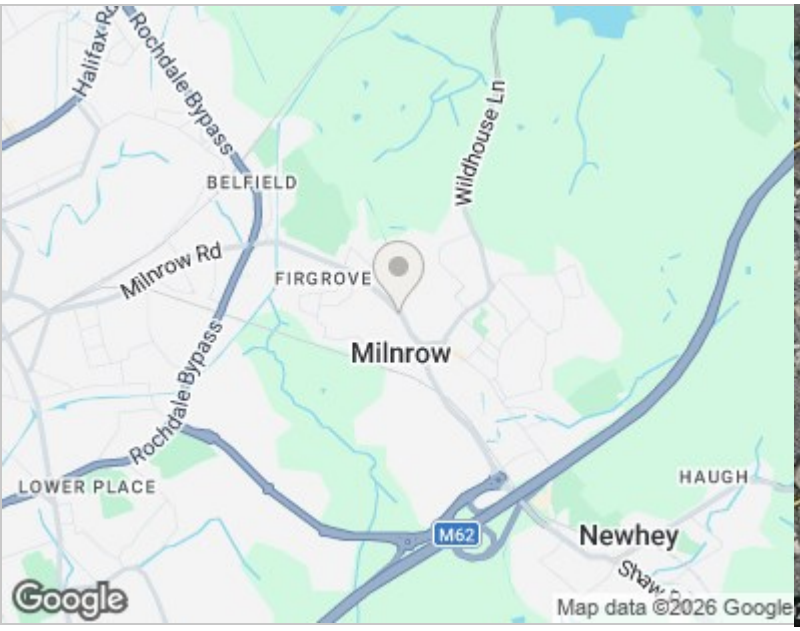




Viewing

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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