

HUNTERS[®]

HERE TO GET *you* THERE



Juniper Drive

Firgrove, Rochdale, OL16 3BE

£295,000

- THREE BEDROOM DETACHED FAMILY HOME
- MASTER BEDROOM WITH LARGE EN-SUITE
- GARDENS FRONT AND REAR
- EPC RATING C
- LEASEHOLD
- WELL PRESENTED AND MODERN THROUGHOUT
- DOUBLE DRIVEWAY AND INTEGRAL GARAGE
- POPULAR LOCATION CLOSE TO KINGSWAY RETAIL PARK, METROLINK AND M62 CONNECTIONS
- COUNCIL TAX BAND D



Tel: 01706 390 500

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Firgrove, Rochdale, OL16 3BE

£295,000



Well presented and modern throughout, this three-bedroom detached home offers spacious and versatile living accommodation, making it ideal for a variety of buyers.

Situated on a popular residential development, the property is conveniently located close to Kingsway Retail Park and within easy reach of the centre of Milnrow, where you will find an array of local amenities including independent shops, supermarkets, well-regarded primary and high schools, as well as a selection of bars and restaurants. For those who commute, the M62 motorway network is only a short drive away and the Metrolink is also nearby, providing excellent transport links.

The accommodation briefly comprises an entrance hallway, a spacious open plan lounge through to dining room, a bright conservatory overlooking the rear garden, a beautifully presented modern kitchen, utility room and a convenient downstairs WC. To the first floor there are three good-sized bedrooms, including a generous master bedroom with a large en-suite, along with a separate three-piece family bathroom suite.

Externally, the property benefits from a double driveway providing off-road parking and access to the integral garage. There are also well maintained and landscaped gardens to both the front and rear, offering pleasant outdoor space.

A viewing is highly recommended to fully appreciate the accommodation and excellent location this home has to offer.

Hall

A welcoming entrance hall featuring a neutral carpeted floor and a staircase with a wooden handrail, illuminated by natural light from the front door with decorative glass panels. This area sets a bright and airy tone upon entering the home.

Lounge

14'1" x 11'3" max (4.29m x 3.43m max)

A comfortably sized lounge providing a relaxed space with light, neutral decor and a soft grey carpet underfoot. Large front-facing windows flood the room with daylight, complemented by a fireplace with a stone surround that adds a cosy focal point. The lounge flows into the dining area through an open archway, creating a spacious and inviting atmosphere.

Dining Room

9'3" x 8' (2.82m x 2.44m)

A bright dining room seamlessly connected to the lounge and conservatory. French doors open out to the conservatory, allowing plenty of natural light to fill the space and providing easy access to the garden area, perfect for dining with a view.

Kitchen

9'2" max x 9'10" (2.78m max x 2.99m)

A well-appointed kitchen featuring white cabinets with wooden worktops and contemporary grey subway tile splashbacks. The kitchen has a bright window above the sink overlooking the garden and patterned flooring that adds character. Integrated appliances include a gas hob and oven along with an integrated dish washer. A door leading to the utility room for practical convenience.

Utility Room

5'1" x 5'1" (1.55m x 1.54m)

A handy utility room equipped with space for laundry appliances, practical storage and a rear door providing direct access to the garden. This functional space features a continuation of the flooring from the kitchen.

WC

3'9" x 5'1" (1.14m x 1.54m)

A modern WC with a clean, white suite including a toilet and washbasin set into a vanity unit. Tiled splashbacks and a frosted window provide both style and privacy, while a patterned floor continues the contemporary feel established throughout the lower level.

Conservatory

12'8" x 8'11" (3.87m x 2.72m)

A bright conservatory with a pitched roof and French doors that open onto a paved patio area and lawn beyond.

Landing

8'1" x 6' (2.47m x 1.82m)

The first-floor landing is light and practical, with carpeted flooring and access to the bedrooms, shower room, and an airing cupboard. The natural wood banister adds warmth to the space.

Bedroom 1

11'4" max x 14'4" max (3.47m max x 4.36m max)

A double bedroom with neutral tones and plenty of natural light from a front-facing window. A pair of wardrobes provides good storage, and the room benefits from an en-suite bathroom, offering additional privacy and convenience.

En-suite

8'11" x 8'2" (2.71m x 2.48m)

The en-suite bathroom is fitted with a bath, sink set into a vanity unit, and a toilet, finished in a neutral palette with tiled walls and floor. The layout is practical, providing a comfortable space connected to the main bedroom.

Bedroom 2

12'11" x 8'11" (3.94m x 2.71m)

A second bedroom offering a cosy space with space for a double bed and two windows that fill the room with natural light. Neutral decor and a soft carpet make it a restful retreat.

Bedroom 3

9'8" x 8' (2.94m x 2.44m)

The third bedroom is currently being used as a dressing room but is a good size third bedroom which is ideal for a child or guest room.

Shower Room

5'7" x 6'10" (1.69m x 2.09m)

A shower room featuring a modern walk-in shower with glass screen, a white toilet and sink with a sleek vanity unit. Neutral tiling and a frosted window create a fresh and bright environment.

Rear Garden

The rear garden includes a paved patio area adjoining the conservatory, extending to a well-maintained lawn bordered by wooden fencing. This private outdoor space is perfect for relaxing or entertaining in a peaceful setting.

Front Exterior

The front exterior of the property includes a block-paved driveway providing off-street parking and a lawned area to the side, framed by neat hedging. An integral garage accessible from the driveway.

Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 967

Leasehold Ground Rent Amount: £95.00

Council Tax Banding; ROCHDALE COUNCIL BAND D

Floorplan

Ground Floor

Approx. 61.8 sq. metres (665.0 sq. feet)

The Ground Floor plan shows a large front-facing entrance leading into a Hall. To the left of the Hall is a large Garage (4.58m x 2.71m). To the right is a Lounge (4.29m x 3.43m max). Behind the Lounge is a Dining Room (2.82m x 2.44m). Behind the Dining Room is a Kitchen (2.78m x 2.99m max) which includes a Utility Room (1.55m x 1.54m) and a WC (1.14m x 1.54m). A Conservatory (3.87m x 2.72m) is attached to the back of the Dining Room. A staircase labeled 'Cpd' leads up from the Hall.

Conservatory
3.87m x 2.72m
(12'8" x 8'11")

WC
1.14m x 1.54m
(3'9" x 5'1")

Utility Room
1.55m x 1.54m
(5'1" x 5'1")

Kitchen
2.78m (9'2") max
x 2.99m (9'10")

Dining Room
2.82m x 2.44m
(9'3" x 8')

Lounge
4.29m (14'1")
x 3.43m (11'3") max

Garage
4.58m x 2.71m
(15' x 8'11")

Hall

Cpd

First Floor

Approx. 45.8 sq. metres (493.0 sq. feet)

The First Floor plan shows a central Landing (2.47m x 1.82m) with a staircase labeled 'Cpd' leading down. To the left of the Landing is a Bedroom (3.94m x 2.71m) and an En-suite (2.71m x 2.48m). To the right of the Landing is a Bedroom (2.94m x 2.44m) and another Bedroom (3.47m x 4.36m max). A Shower Room (1.69m x 2.09m) is located between the two bedrooms on the right. Closets labeled 'Cpd' are located near the bedrooms.

Bedroom
3.94m x 2.71m
(12'11" x 8'11")

En-suite
2.71m x 2.48m
(8'11" x 8'2")

Shower Room
1.69m x 2.09m
(5'7" x 6'10")

Bedroom
2.94m x 2.44m
(9'8" x 8')

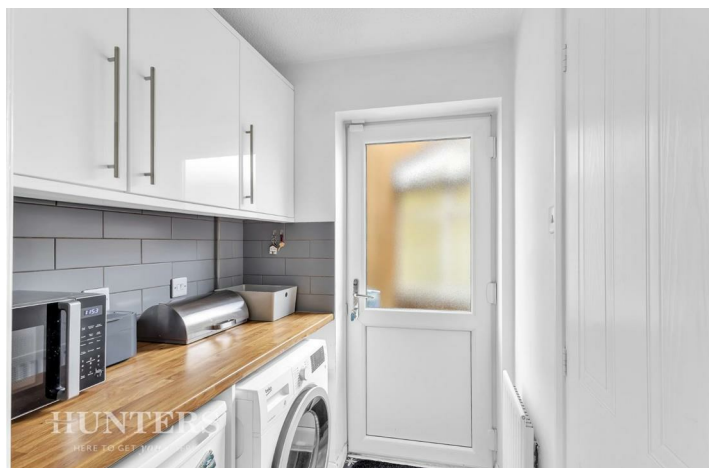
Bedroom
3.47m (11'4") max
x 4.36m (14'4") max

Landing
2.47m x 1.82m
(8'1" x 6')

Cpd

Total area: approx. 107.6 sq. metres (1158.0 sq. feet)

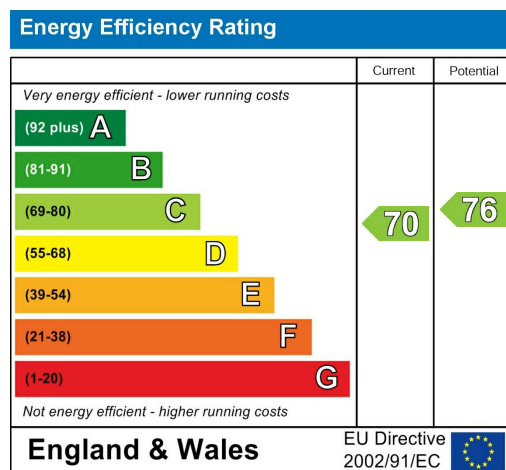
Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own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







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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