



Milbury Drive
Littleborough OL15 0DA
OFFERS INVITED IN EXCESS OF £525,000

Adamsons Barton Kendal are delighted to present this immaculately renovated four bedroom detached bungalow, occupying a generous plot in one of Rochdale's most prestigious and highly sought-after residential locations, just a stone's throw from the stunning Hollingworth Lake. Rarely does a bungalow of this calibre become available in such an enviable setting. Nestled within a picturesque countryside location renowned for its scenic walks, waterside views, vibrant cafés, restaurants, bars and independent shops, this outstanding home offers the perfect balance of tranquillity and convenience. Hollingworth Lake Country Park is quite literally on the doorstep, making this one of the most desirable addresses in the borough.

The property is ideally positioned for families and commuters alike, being within close proximity to highly regarded schools, excellent public transport links, Smithy Bridge Railway Station and the motorway network, providing easy access to Manchester, Leeds and beyond. Simply put, it would be difficult to find a bungalow in a better location anywhere in Rochdale.

Offered to the market with NO ONWARD CHAIN, this exceptional home is presented in genuine turn-key condition, having undergone a comprehensive programme of renovation by the current owner. The property has been finished to an impeccable standard throughout, allowing prospective purchasers to move straight in and enjoy without the need for any further expenditure or improvement works.

Recent upgrades include a new boiler and central heating system, complete electrical rewire, replacement front door, oak internal doors throughout, oak staircase balustrade, full redecoration and new flooring. Furthermore, the property offers exciting future potential, with scope to convert the attic and garage (subject to obtaining the necessary planning consents).



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The ground floor also benefits from three well-proportioned bedrooms, comprising two generous doubles, with the principal bedroom featuring fitted wardrobes, together with a further single bedroom suitable for a child's room, guest room or home office. Completing the ground floor is a contemporary shower room, beautifully appointed with a corner shower enclosure, vanity wash hand basin and WC, complemented by modern tiling throughout.

To the first floor is a spacious double bedroom, providing flexible accommodation for growing families or visiting guests. There is also a separate boarded loft storage area and a fully boarded and carpeted store room housing the boiler.

Externally, the property continues to impress. To the front, a driveway provides off-road parking for multiple vehicles alongside a well-maintained lawned garden. Visitor parking permits are also available.

The detached garage benefits from power, lighting and an electric door, whilst a separate utility room provides additional practicality with plumbing and space for household appliances. The rear garden is a particular feature of the property, having been meticulously maintained and thoughtfully landscaped. Offering generous lawned areas, attractive flower beds, paved pathways and seating areas, it provides the perfect space for relaxing, entertaining and enjoying the peaceful surroundings.

Properties of this standard, in such a prime Hollingworth Lake location, are exceptionally rare. Early viewing is highly recommended to fully appreciate the quality of accommodation, generous plot and unrivalled setting on offer.



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VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS ADAMSONS BARTON KENDAL

Tenure

TBC

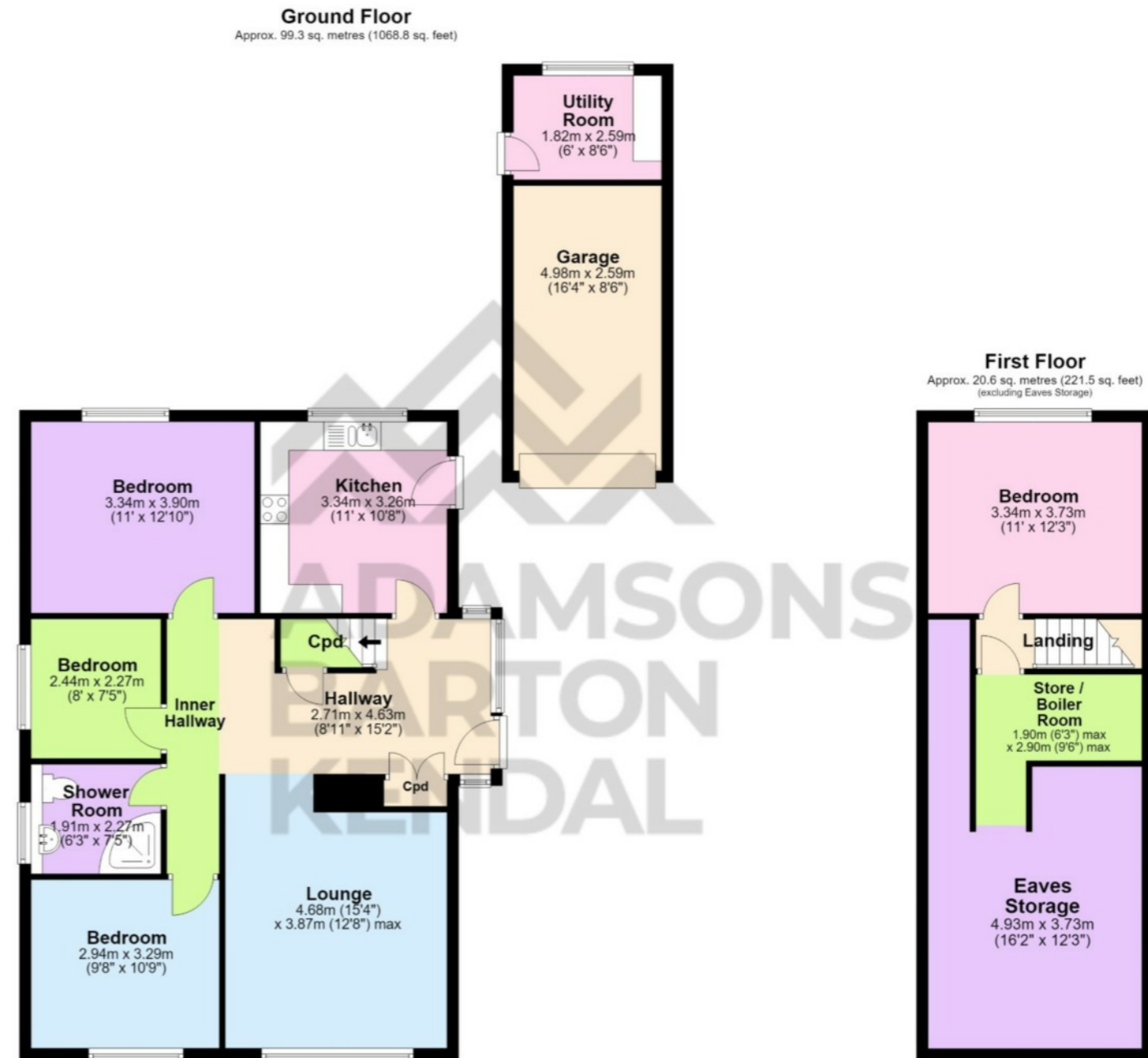
Council Tax Band

Band D

Energy Performance Certificate

D63

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 119.9 sq. metres (1290.3 sq. feet)

Disclaimer - Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, this plan is for illustrative purposes only and should only be used as such by any prospective purchaser. Plan produced using PlanUp.

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