

# HUNTERS®

HERE TO GET *you* THERE



## Pennine Drive

Milnrow, Rochdale, OL16 3HL

£219,950



- EXTENDED SEMI DETACHED PROPERTY
- THREE BEDROOMS
- EXTENDED KITCHEN DINER
- SOLD WITH NO CHAIN
- EPC RATING D

- SOUGHT AFTER MILNROW LOCATION
- LOUNGE DINER
- CLOSE TO LOCAL PRIMARY AND HIGH SCHOOL
- COUNCIL TAX BAND B
- FREEHOLD

Tel: 01706 390 500

# Pennine Drive

Milnrow, Rochdale, OL16 3HL

£219,950



Situated in the highly desirable village of Milnrow, this extended three-bedroom semi-detached home is perfectly placed within walking distance of well-regarded schools, scenic countryside walks, and the village centre with its excellent range of amenities. The property also boasts superb transport links, including the Metrolink and easy access to the M62 motorway.

Internally, the accommodation comprises a porch, spacious lounge diner, and a well-proportioned breakfast kitchen. To the first floor are three bedrooms and a family bathroom.

Externally, the property enjoys gardens to both the front and rear, together with a longer than average driveway providing off road parking for several cars.

Offered for sale with no onward chain, this property presents an ideal opportunity for a family buyer seeking a home in a convenient yet scenic location.



### Porch

The porch offers a useful space for storing shoes and hanging coats, ideal before entering the main living accommodation.

### Lounge

21'6"ax x 16'4"ax (6.57max x 5.00max)

A bright and welcoming generous dual-aspect reception room, featuring a fireplace as a focal point. Newly fitted carpet and a front-facing window which overlooks the front garden, while sliding doors to the rear open directly onto the back garden, filling the room with natural light. A further door provides access through to the kitchen. This room was originally designed as a lounge-diner, but following the extension, which now provides a dedicated dining area within the kitchen, it has been transformed into a larger-than-average reception room. The original dining space now offers versatile options, making it ideal for use as a home office, study, or hobby area.

### Breakfast Kitchen

21'11" x 7'9" (6.70 x 2.38)

Extended to create a family kitchen diner, this room offers a generous range of base and wall units with ample worktop space and room for appliances. Features include a gas hob, built-in oven (currently not in working order), and an integrated dishwasher. The dining area provides plenty of space for a family dining table, making it ideal for everyday living and entertaining. Natural light flows in through windows to the rear and side, while an external door opens directly onto the patio seating area.

### Landing

A naturally bright landing, lit by a side window, with loft access and doors leading to the first-floor accommodation, with newly laid carpet to the stairs and landing.

### Bedroom 1

11'7" x 9'11" (3.54 x 3.04)

A well-proportioned double bedroom featuring a range of built-in wardrobes, newly fitted carpets, with a window overlooking the front aspect.

### Bedroom 2

9'7" x 9'2" (2.93 x 2.81)

A second double bedroom, enjoying a pleasant outlook over the rear garden.

### Bedroom 3

8'3" x 6'1" (2.54 x 1.86)

A comfortable single bedroom with a front-facing window, ideal as a child's room, nursery, or home office.

### Bathroom

5'9" x 6'10" (1.76 x 2.09)

Fitted with a three-piece suite comprising a bath with an electric shower over, along with a glass shower screen. A pedestal wash basin, and WC with a rear-facing window provides natural light and ventilation.

### External

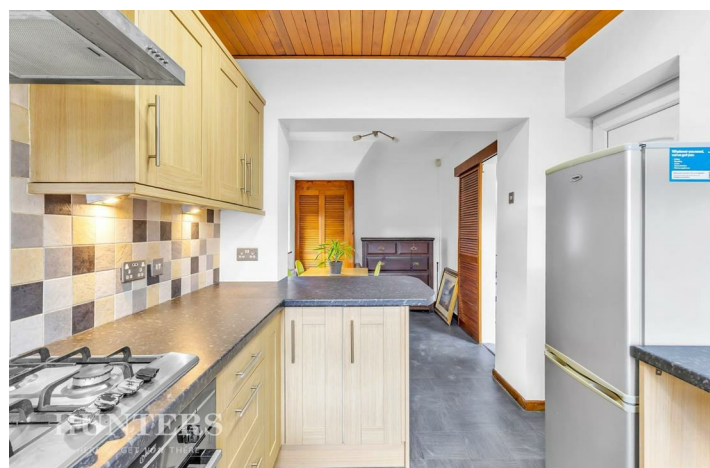
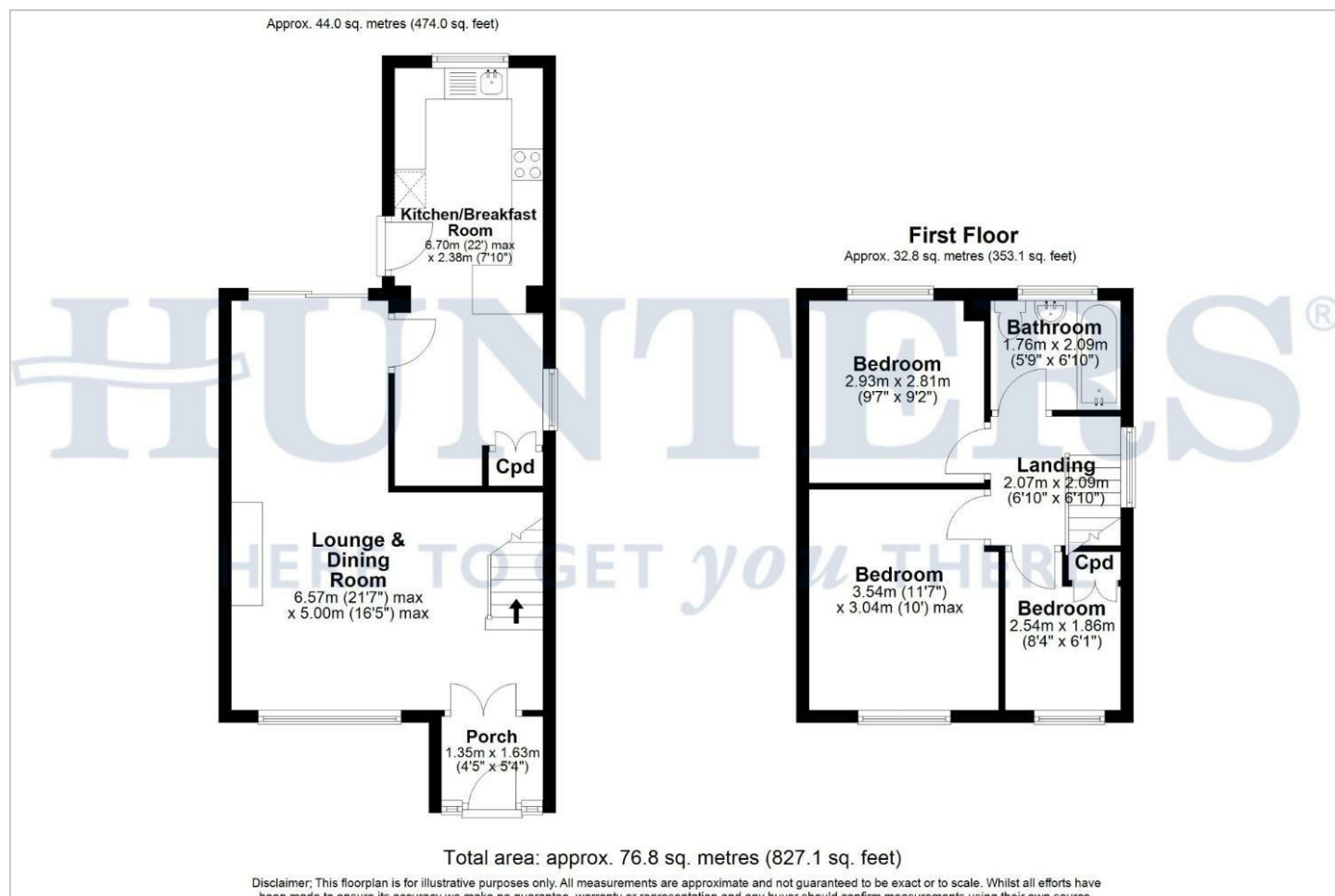
To the front, the property enjoys a large lawn garden and a longer than average driveway providing off-road parking for several vehicles. The rear garden is split-level, featuring a paved patio area and a lower section laid with grass, offering a versatile outdoor space for relaxation and entertaining.

### Material Information - Littleborough

Tenure Type; FREEHOLD

Council Tax Banding; ROCHDALE COUNCIL  
BAND B

# Floorplan



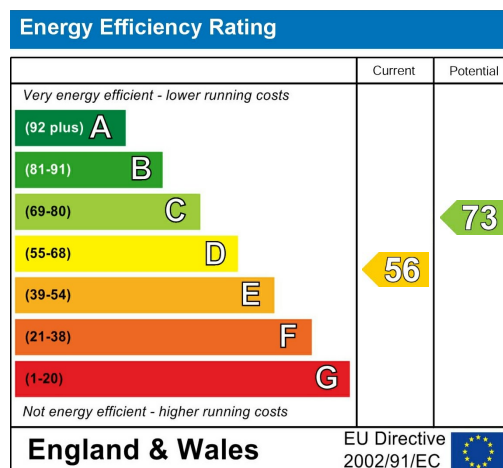








## Energy Efficiency Graph

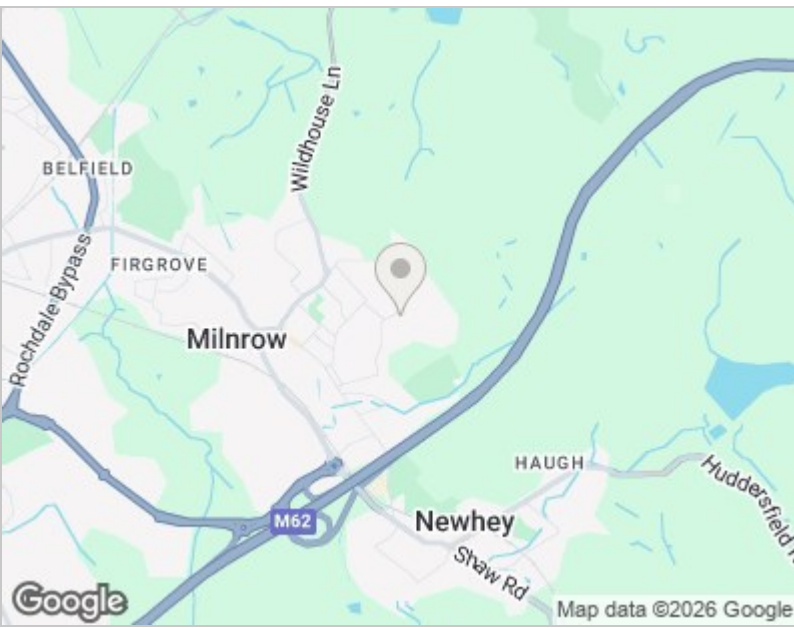


## Viewing

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.

85 Church Street, Littleborough, OL15 8AB  
Tel: 01706 390 500 Email: [littleborough@hunters.com](mailto:littleborough@hunters.com)  
<https://www.hunters.com>

