

# HUNTERS®

HERE TO GET *you* THERE



## Honeysuckle Way

Rochdale, OL12 6XL

Offers In Excess Of £120,000



- TUCKED AWAY IN A PEACEFUL SETTING
- PRIVATE GARDEN TO ENJOY THE WOODLAND
- IDEAL FIRST TIME HOME
- LEASEHOLD
- EPC RATING C
- WELL PRESENTED 1 BEDROOM PROPERTY
- MODERN FIXTURES AND FITTINGS
- IDEAL FOR THOSE LOOKING TO DOWNSIZE
- COUNCIL TAX BAND A

Tel: 01706 390 500

# Honeysuckle Way

Rochdale, OL12 6XL

Offers In Excess Of £120,000



Tucked away at the top of a quiet cul-de-sac in the highly desirable area of Shawclough, this beautifully presented one-bedroom property offers a private garden and private parking. Set in an idyllic position adjacent to woodland, the home enjoys a peaceful setting with an abundance of local wildlife to enjoy.

Although hidden away, the property is conveniently close to local amenities including shops, bus routes and within easy reach of the popular Healey Dell Nature Reserve.

The accommodation is well designed and light-filled, featuring an open-plan kitchen and living area on the ground floor. To the first floor is a double bedroom and a modern bathroom suite. The property benefits from windows to both the front and side aspects, enhancing the bright and airy feel throughout.

Further features include gas central heating, triple glazing, and tasteful décor throughout.

Early viewing is highly recommended to fully appreciate the location, presentation, and lifestyle this lovely home has to offer.

### Lounge & Kitchen

13' x 15'9" (3.97m x 4.79m)

This open plan space seamlessly combines the lounge and kitchen, creating a bright and welcoming environment. The lounge area is positioned to take in natural light from the windows and patio door that lead to the outside. The kitchen features a modern design with a range of wall and base units, breakfast bar with induction hob and oven, and space for a range of freestanding appliances including fridge freezer, washing machine and dishwasher. The spiral staircase in the corner adds character and provides access to the upper floor, while the light wood flooring and neutral walls contribute to the airy and fresh feel of the room.

### Landing

7'1" x 7'3" (2.16m x 2.22m)

The landing at the top of the spiral staircase offers access to the bedroom and bathroom. It is a simple, functional space with neutral decoration that ensures a smooth transition between rooms on the first floor.

### Bedroom

13' x 10'5" max (3.97m x 3.18m max)

This comfortable bedroom is generously sized and arranged to maximise natural light with windows on two walls and built in fitted wardrobes.

### Bathroom

5'8" x 7'3" (1.72m x 2.22m)

This stylish bathroom is fitted with modern fixtures including a bathtub with a shower, a sleek wash basin, and a close-coupled toilet. The walls are tiled in a contemporary light grey tone. A frosted window ensures privacy while allowing natural light to enter, and a heated towel rail provides added comfort.

### Rear Garden

The rear garden offers a lovely outdoor space

with a paved patio area ideal for seating or dining. The garden is enclosed by wooden fencing, creating a safe space and a natural backdrop that enhances the sense of seclusion and tranquillity.

### Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 952

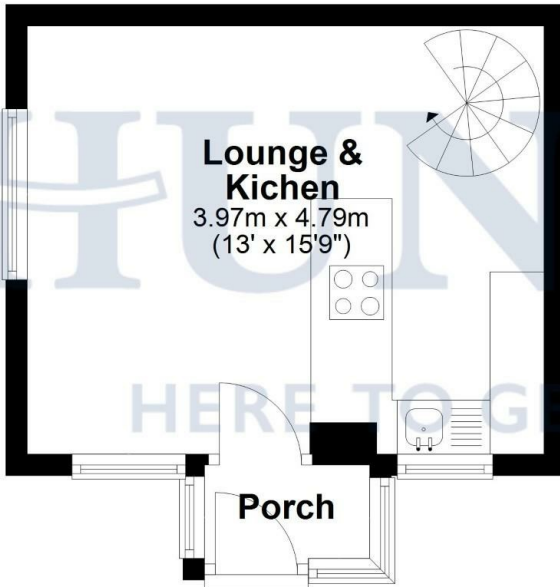
Leasehold Annual Ground Rent Amount £20.00

Council Tax Banding; ROCHDALE COUNCIL  
BAND A

# Floorplan

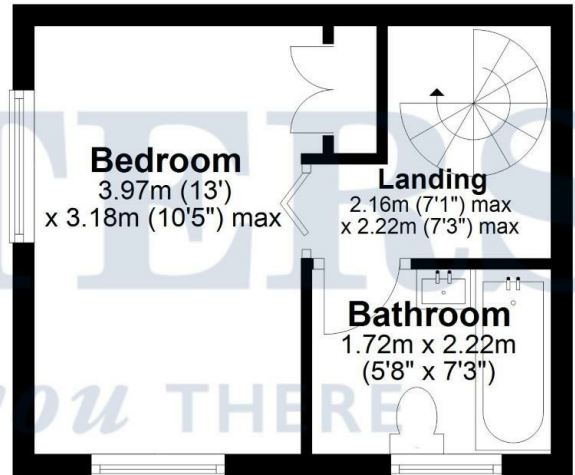
## Ground Floor

Approx. 20.5 sq. metres (220.8 sq. feet)



## First Floor

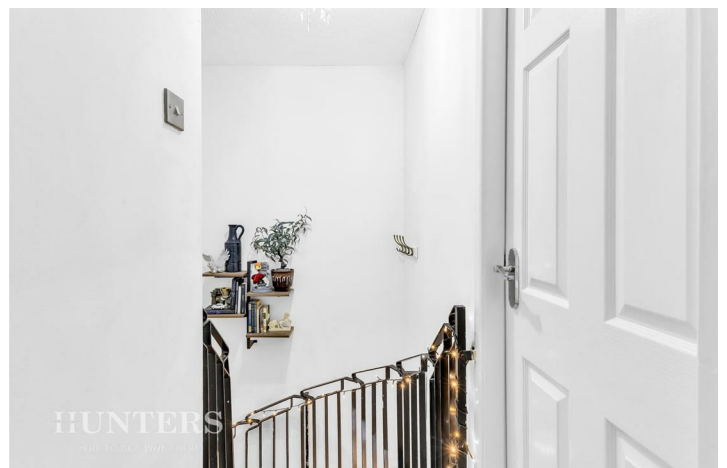
Approx. 19.0 sq. metres (204.9 sq. feet)



**Total area: approx. 39.6 sq. metres (425.7 sq. feet)**

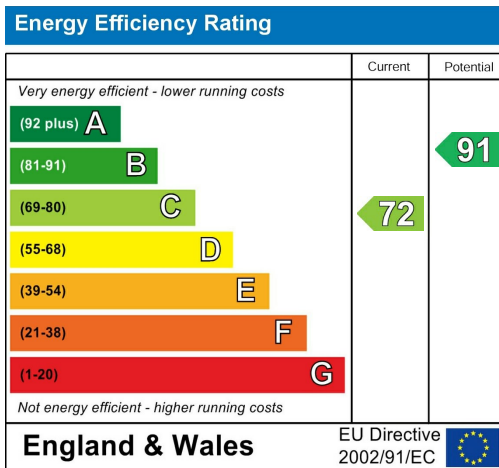
Disclaimer; This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own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

Created by EveryCloud Photography on behalf of Hunters Littleborough  
Plan produced using PlanUp.





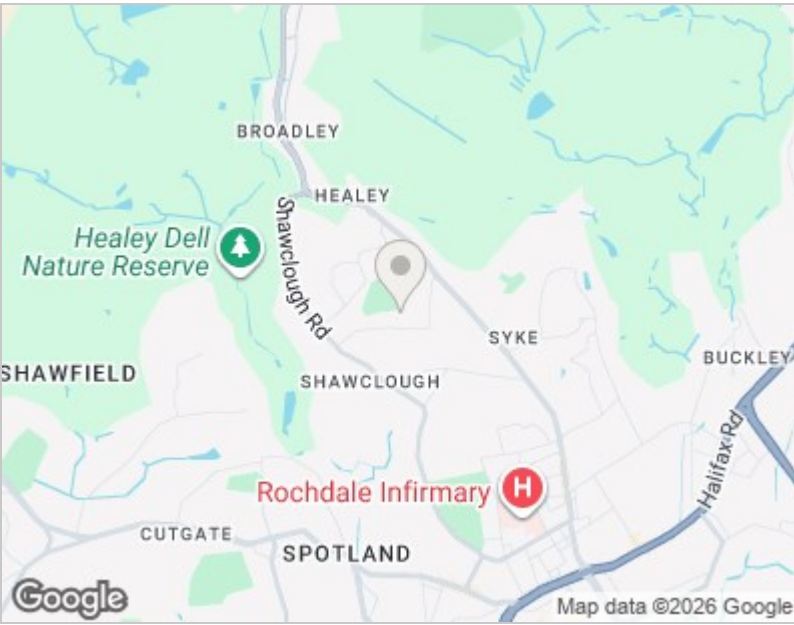
## Energy Efficiency Graph



## 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.

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

