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Birch Mount

Rochdale, OL12 9QG

£225,000

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- EXTENDED THREE BEDROOM SEMI-DETACHED BUNGALOW
- CLOSE TO LOCAL AMENITIES & EXCELLENT BUS LINKS
- VIEWING HIGHLY RECOMMENDED
- COUNCIL TAX BAND C
- PRIVATE AND WELL-ESTABLISHED REAR GARDEN
- IN NEED OF RENOVATION/MODERNISATION
- LEASEHOLD
- EPC RATING D

Tel: 01706 390 500

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Rochdale, OL12 9QG

£225,000

Hunters Estate agents are pleased to bring to the market this extended three-bedroom semi-detached true bungalow, offering fantastic potential for buyers looking to create a home tailored to their own tastes and requirements as it is in need of modernisation/renovation in parts.

Conveniently positioned close to a range of local amenities and benefiting from excellent bus links into both Littleborough and Rochdale, the property combines accessible living with everyday convenience.

The accommodation comprises an entrance hall, spacious lounge, fitted kitchen, three bedrooms, with one currently utilised as a dining room, and a bathroom. A useful side lean-to provides additional utility and storage space.

While the property would now benefit from a programme of modernisation and updating, it offers excellent scope for improvement and represents an exciting opportunity for those seeking a true bungalow in a well-established residential location.

Externally, the property enjoys a well-maintained and private rear garden, featuring mature planting and offering a peaceful outdoor space to relax and enjoy. To the front, steps lead down to the property, creating a pleasant sense of privacy and seclusion from the roadside.

True bungalows remain in strong demand, and with the generous accommodation, private gardens and excellent potential on offer, this property is expected to attract a wide range of buyers. Early viewing is highly recommended.

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Hall
A welcoming entrance hall that provides access to the main living areas of the home. It features a practical layout with neutral décor and a carpeted floor, making it a cosy space to greet guests.

Lounge
19'3" x 11'6" (5.87m x 3.50m)
This spacious lounge is filled with natural light streaming through large windows that offer a pleasant view of the front garden. The room is carpeted creating a warm and inviting atmosphere perfect for relaxation.

Kitchen
9'10" x 8'9" (2.99m x 2.66m)
A kitchen with a practical layout featuring cream upper cabinets and wooden lower cupboards with coordinating work surfaces. The space includes integrated appliances such as a built-in oven and gas hob, with a window above the sink that brings in natural light. The door leads directly to the conservatory, enhancing the flow of the home.

Conservatory
9'5" x 8'3" (2.87m x 2.51m)
Bright and airy, this conservatory provides a lovely spot to enjoy views of the garden. Tiled flooring adds to the practicality of the space, while large windows around offer plenty of natural light. There is a door leading out to the garden, making it an ideal place for relaxing or casual dining.

Bedroom
14'2" x 9'4" (4.31m x 2.84m)
A well-proportioned bedroom featuring a window that allow natural light to brighten the room. It is carpeted providing a comfortable and restful space.

Bedroom 2
12'3" x 11'6" (3.74m x 3.50m)
This bedroom enjoys windows that bring in plenty of daylight and is carpeted for comfort. With plenty of space for furniture, making it a cosy and functional sleeping space.

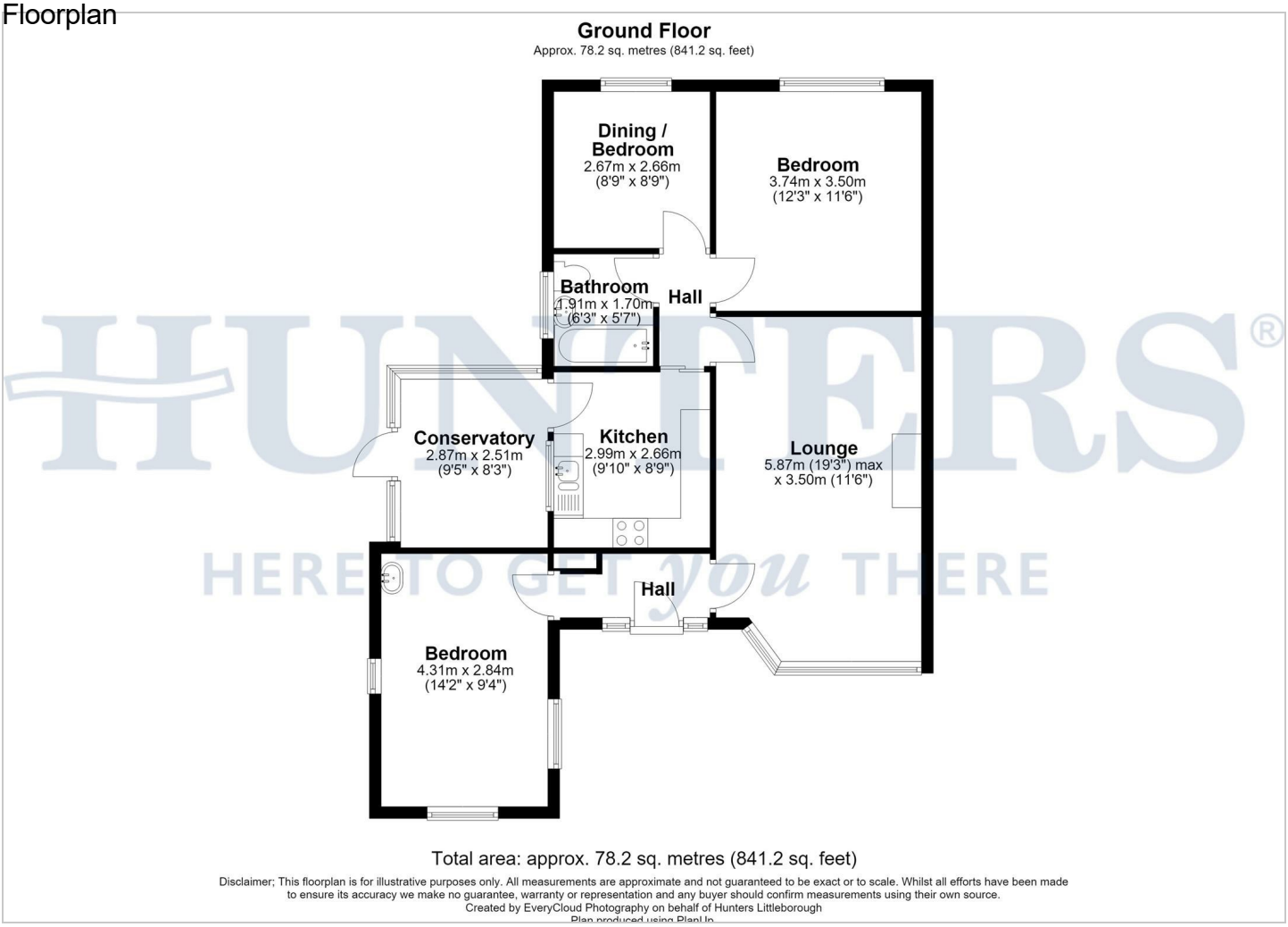
Dining / Bedroom
8'9" x 8'9" (2.67m x 2.66m)
A versatile room currently used as a dining area, benefiting from a large window that floods the space with natural light, offering a cheerful and inviting space for meals or study.

Bathroom
6'3" x 5'7" (1.91m x 1.70m)
The bathroom offers a clean and modern design with tiled flooring and walls. It includes a white bath with an overhead shower and glass screen, a pedestal basin and a close-coupled WC, complemented by a frosted window for privacy and natural light.

Rear Garden
A well-maintained rear garden providing a private and peaceful outdoor space. Features include a neat lawn with surrounding mature shrubs and trees, as well as a flagged patio area, ideal for outdoor seating and entertaining.

Material Information - Littleborough
Tenure Type; LEASEHOLD
Leasehold Years remaining on lease; 912
Leasehold Annual Ground Rent Amount £10.10s.0d
Council Tax Banding; ROCHDALE COUNCIL BAND C

Floorplan


Ground Floor
Approx. 78.2 sq. metres (841.2 sq. feet)
Dining / Bedroom
2.67m x 2.66m
(8'9" x 8'9")
Bedroom
3.74m x 3.50m
(12'3" x 11'6")
Bathroom
1.91m x 1.70m
(6'3" x 5'7")
Hall
Conservatory
2.87m x 2.51m
(9'5" x 8'3")
Kitchen
2.99m x 2.66m
(9'10" x 8'9")
Lounge
5.87m (19'3") max
x 3.50m (11'6")
Hall
Bedroom
4.31m x 2.84m
(14'2" x 9'4")
Total area: approx. 78.2 sq. metres (841.2 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.
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Plan produced using PlanUp.

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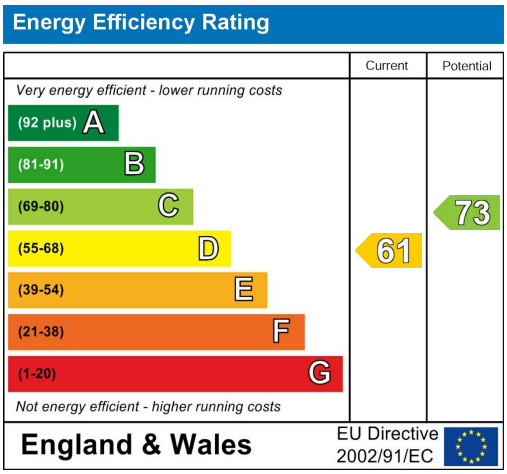
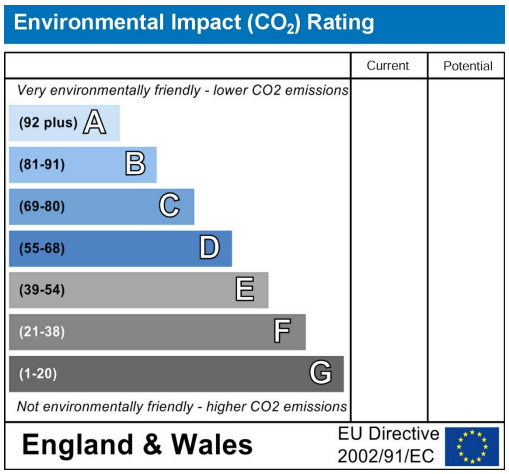
Energy Efficiency Graph





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

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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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The Property Ombudsman