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Milnrow Road

Hollingworth Lake, Littleborough, OL15 0BN

Offers In Excess Of £300,000

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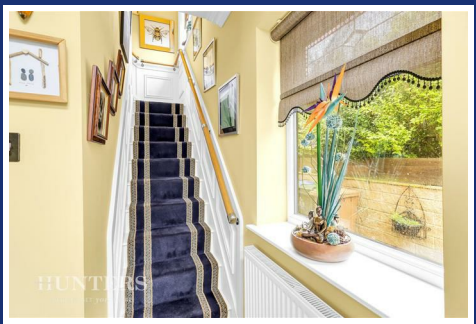
- BEAUTIFULLY PRESENTED 1930'S SEMI-DETACHED FAMILY HOME
- THREE BEDROOMS
- OFF-ROAD PARKING AND GENEROUS PLOT
- COUNCIL TAX BAND C
- FREEHOLD
- STUNNING NEWLY INSTALLED DINING KITCHEN
- FABULOUS LANDSCAPED AND ENCLOSED REAR GARDEN
- PRIME SMITHY BRIDGE LOCATION CLOSE TO HOLLINGWORTH LAKE
- EPC RATING C

Tel: 01706 390 500

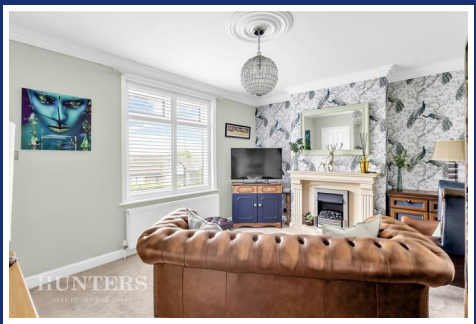
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This beautifully presented 1930s semi-detached home occupies a generous plot within one of Smithy Bridge's most desirable residential areas. Showcasing exceptional attention to detail throughout, the property has been lovingly maintained and enhanced by the current owners, including the installation of a stunning contemporary kitchen, creating a home that is ready to move straight into.

Ideally situated just a short stroll from the picturesque Hollingworth Lake Country Park Nature Reserve, residents can enjoy an array of restaurants, cafés, leisure facilities, watersports and scenic walking routes right on their doorstep. The property also benefits from excellent transport links, with easy access to Manchester city centre in approximately 20 minutes by train, convenient routes to Leeds, and straightforward connections to the motorway network. The surrounding Pennine countryside offers a wealth of outdoor attractions and activities.

Externally, the property boasts off-road parking and a front garden, while to the rear is a fabulous landscaped and fully enclosed garden, providing an ideal space for relaxing, entertaining and family enjoyment.

The accommodation briefly comprises an entrance hallway, a welcoming lounge, a beautifully appointed dining kitchen, two generous double bedrooms, a single bedroom, and a modern family bathroom.

Offering character, style and an enviable location, this truly wonderful home must be viewed to be fully appreciated. Early viewing is highly recommended.

Hall
A welcoming hallway with wood-effect herringbone floor. Natural light streams in through a decorative front door and adjacent window, creating a bright and inviting entrance to the home. The hallway leads directly to the stairs and connects to the rest of the ground floor accommodation.

Lounge
11'11" x 14'6" max (3.64m x 4.42m max)
A charming lounge with a cosy atmosphere, the room benefits from a large window that allows plenty of natural light to fill the space. The focal point is a decorative fireplace with a carved surround, complemented by a mix of traditional and contemporary furnishings, creating an inviting place to relax.

Kitchen/Dining Room
8'9" x 17'5" max (2.66m x 5.32m max)
The kitchen and dining area is stylish and contemporary, featuring sleek, handle-free cabinetry in a soft neutral tone paired with white stone countertops. A central island provides a casual dining space with seating for three, while modern appliances are integrated neatly into the layout. The room is well lit by recessed ceiling lights and natural light from a window and a door leading to the garden, giving it an airy and practical feel.

Landing
The landing upstairs offers access to all bedrooms and the bathroom. It benefits from a window that brings in natural light, and there is a handy cupboard providing extra storage space. The landing is carpeted and painted in warm tones consistent with the rest of the home.

Bedroom 1
11'6" x 10' (3.52m x 3.06m)
The main bedroom is a peaceful retreat with soft, neutral décor and carpeted flooring. It features a large window overlooking the front of the property, flooding the room with daylight. Built-in wardrobes with sliding doors provide generous storage.

Bedroom 2
8'7" x 7'1" (2.63m x 2.16m)
A well-proportioned bedroom benefitting from French doors opening onto a Juliette balcony, allowing fresh air and natural light to enter. There are built-in wardrobes with sliding doors for ample storage space.

Bedroom 3
9'1" x 10'7" (2.78m x 3.22m)
A cosy third bedroom with fitted wardrobes that maximise storage without compromising floor space.

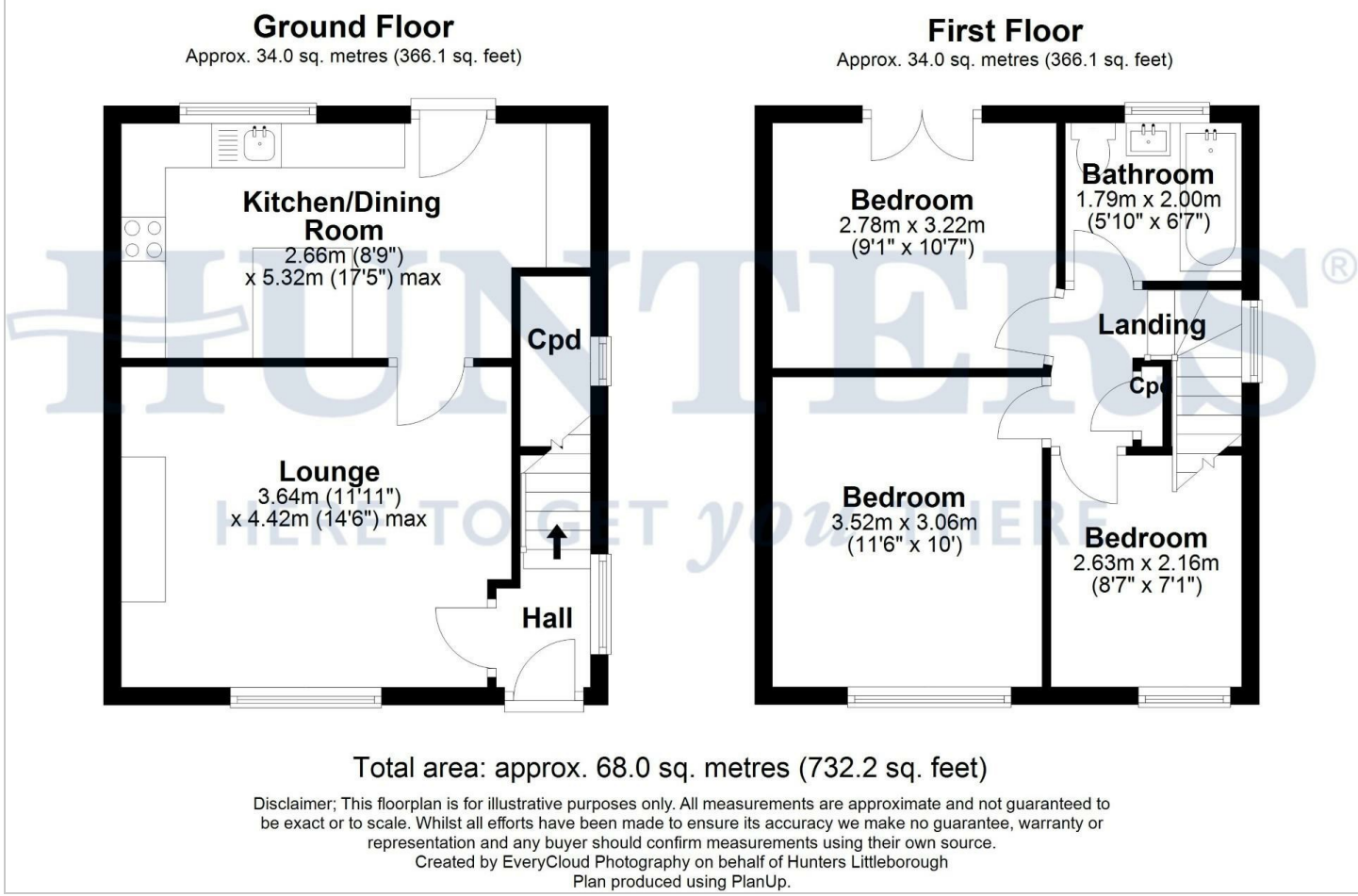
Bathroom
5'10" x 6'7" (1.79m x 2.00m)
The bathroom is fitted with modern grey tiles and white sanitary ware that includes a bath with a glass shower screen, a wash basin with vanity storage and a close-coupled toilet. A window above the bath allows natural light to brighten the space.

Rear Garden
The rear garden is a beautifully maintained and thoughtfully designed outdoor space, featuring a mix of paved pathways, gravelled areas, and raised planting beds filled with mature shrubs and plants. A welcoming summerhouse with a decked seating area provides a perfect spot for relaxing or entertaining. The garden extends in depth, offering privacy and a peaceful retreat with a variety of greenery and bird feeders to attract wildlife.

Front Exterior
A pleasant front exterior of a traditional 1930's red-brick semi-detached home, set slightly above street level with stone retaining walls and steps leading to the front door. The property features off street parking for two cars.

Material Information - Littleborough
Tenure Type; FREEHOLD
Council Tax Banding; ROCHDALE COUNCIL BAND C

Floorplan



Total area: approx. 68.0 sq. metres (732.2 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.
Created by EveryCloud Photography on behalf of Hunters Littleborough
Plan produced using PlanUp.

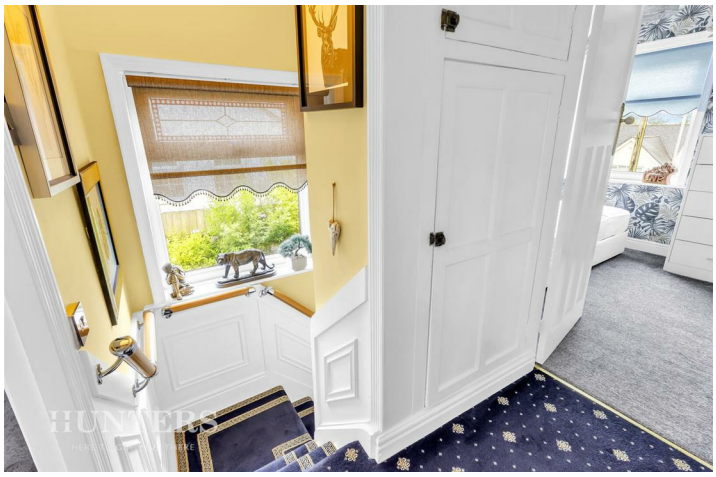


















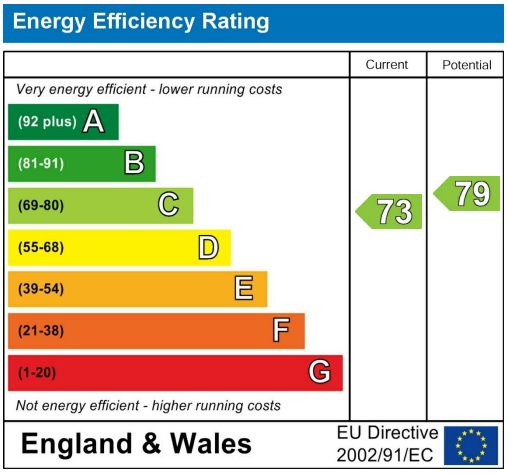


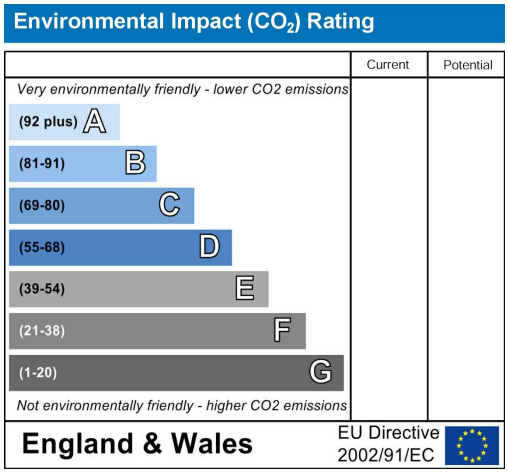






Energy Efficiency Graph





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.

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