

HUNTERS[®]

HERE TO GET *you* THERE



Juniper Drive

Firgrove, Rochdale, OL16 3BE

£225,000



- WELL PRESENTED TWO DOUBLE BEDROOM SEMI-DETACHED HOME
- WELL MAINTAINED THROUGHOUT
- GENEROUS LANDSCAPED LOW MAINTENANCE REAR GARDEN
- DRIVEWAY PARKING WITH GATED SIDE ACCESS
- PLANNING PERMISSION GRANTED FOR A SIDE DOUBLE STOREY EXTENSION
- SOUGHT AFTER LOCATION CONVENIENT TO M62 MOTORWAY LINKS
- COUNCIL TAX BAND B
- EPC RATING TBC
- LEASEHOLD

Tel: 01706 390 500

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Firgrove, Rochdale, OL16 3BE

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Situated in a popular and convenient residential area, this well maintained two double bedroom modern semi-detached home offers an excellent opportunity for first time buyers, downsizers, or investors alike.

Beautifully presented throughout, the property enjoys a practical and well planned layout, benefiting from double glazing and gas central heating. The accommodation briefly comprises an entrance porch, a bright and welcoming lounge with stairs to the first floor, and a breakfast kitchen.

To the first floor, there are two well proportioned double bedrooms and a modern three piece family bathroom.

Externally, the property continues to impress with a front garden, driveway providing off road parking, and gated side access leading to the rear. The generous rear garden has been thoughtfully landscaped to create an attractive and low maintenance outdoor space, perfect for relaxing or entertaining.

Further enhancing the property's appeal, planning permission has been granted for a side double storey extension, offering excellent scope for future enlargement and making this an ideal home for buyers looking for a property with long term potential.

Ideally located for access to a range of local amenities including shops, schools and public transport links, with convenient connections to the M62 motorway network and Manchester Metrolink service.

Early internal viewing is highly recommended to fully appreciate the size, presentation, potential and excellent position of this lovely home.

Porch

This welcoming hallway offers a simple yet practical entrance to the home, featuring a clean, bright decor and enough space for a shoe rack or coat stand, setting the tone for the rest of the property.

Lounge

16'2" x 12'9" max (4.93m x 3.88m max)

The lounge is a bright, comfortable space that benefits from natural light streaming through the front-facing window. The staircase rises discreetly at one side, and a door at the rear provides access to the kitchen/dining area.

Kitchen/Dining Room

8'11" x 12'9" (2.72m x 3.88m)

The dining kitchen is a practical and bright space with a range of wall and base units, work surfaces and arranged in a U-shape. It features space for freestanding appliances including oven, washing machine and fridge freezer. Double doors open onto the rear garden patio, allowing for easy indoor-outdoor dining and entertaining. The room is well-lit by natural light, creating a pleasant atmosphere for cooking and dining.

Landing

6'3" x 6'6" (1.90m x 1.98m)

At the top of the stairs, the landing provides access to all first-floor rooms.

Bedroom 1

9'6" x 12'9" (2.90m x 3.88m)

The main bedroom is a bright and restful space, decorated in neutral tones. It comfortably accommodates a double bed, with a large window overlooking the rear of the property. Ample storage is provided by a built-in wardrobe.

Bedroom 2

9'0" x 12'9" (2.75m x 3.88m)

The second bedroom is a spacious double

bedroom, with a window to the front that fills the room with light. With a built in useful storage cupboard.

Bathroom

6'3" x 5'11" (1.90m x 1.80m)

The bathroom is a well-appointed room with modern, marble-effect wall tiling that adds a touch of elegance. It incorporates a bath with an overhead shower, a pedestal sink, a low level WC and chrome heated towel rail.

Rear Garden

The rear garden is a generous outdoor space, featuring a paved patio area ideal for seating. Beyond this is a neatly maintained artificial lawned garden bordered by modern fencing, creating a private and secure environment. This space is perfect for relaxing or for children to play safely.

Driveway Parking

To the front offers paved driveway parking for one car.

Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 967

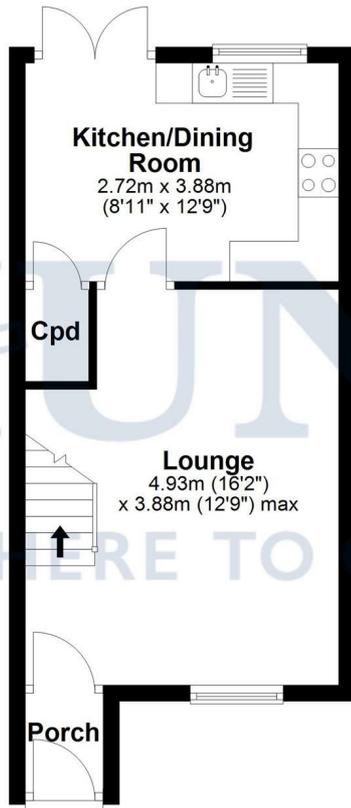
Leasehold Annual Ground Rent Amount £50.00

Council Tax Banding; ROCHDALE COUNCIL
BAND B

Floorplan

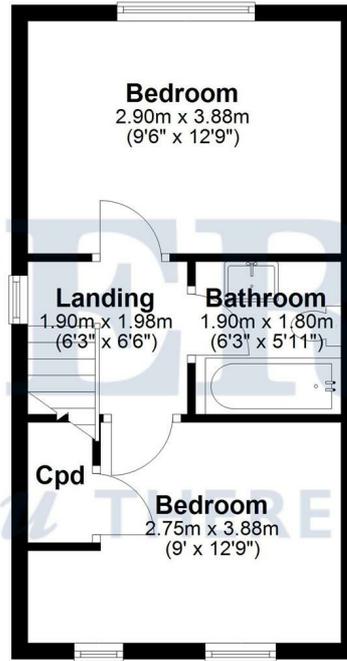
Ground Floor

Approx. 31.3 sq. metres (337.2 sq. feet)



First Floor

Approx. 29.8 sq. metres (321.0 sq. feet)



Total area: approx. 61.2 sq. metres (658.2 sq. feet)

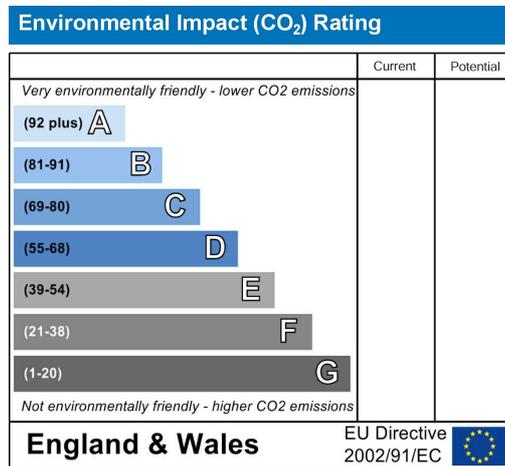
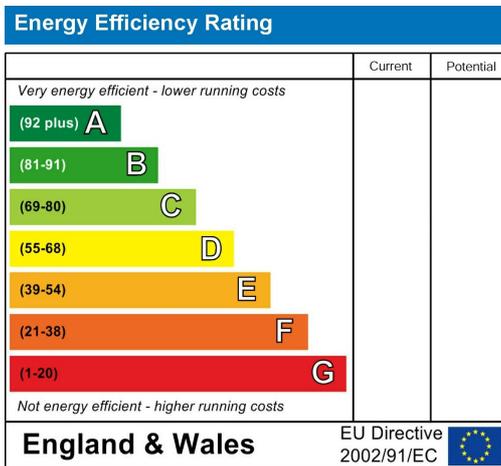
Disclaimer; This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own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

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





Energy Efficiency Graph



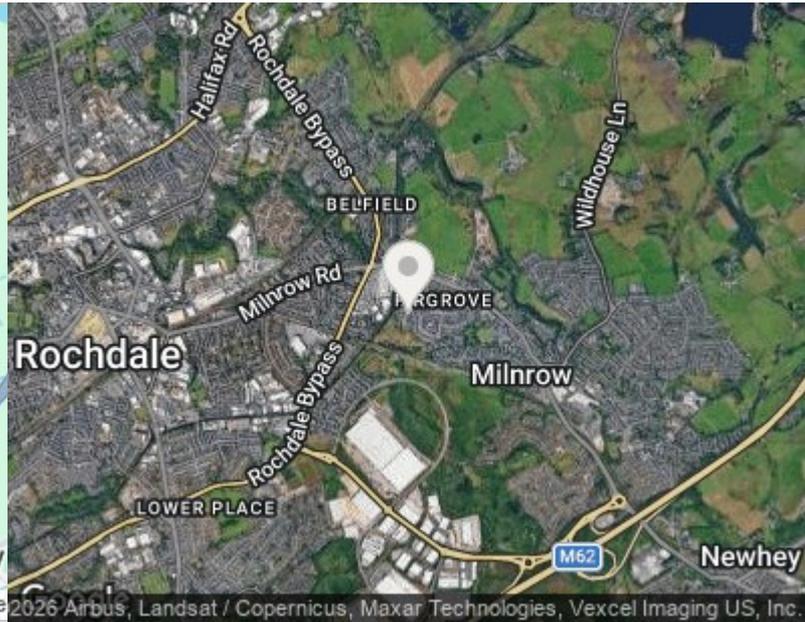
Viewing

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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