

HUNTERS[®]

HERE TO GET *you* THERE



Oakhurst Drive

Rochdale, OL12 9ET

Offers In The Region Of £260,000



- CHARMING END-MEWS CONVERSION WITH CHARACTER
- MAIN BEDROOM WITH EN-SUITE AND DRESSING AREA
- EASY-TO-MAINTAIN FRONT GARDEN
- FREEHOLD (With service charge)
- EPC RATING B
- VERSATILE ACCOMMODATION ACROSS THREE FLOORS
- SOUGHT-AFTER BIRCH HILL DEVELOPMENT CLOSE TO COUNTRYSIDE, SCHOOLS AND TRANSPORT
- TWO ALLOCATED OFF-ROAD PARKING SPACES WITH EV CHARGING POINT
- COUNCIL TAX BAND D

Tel: 01706 390 500

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A charming and contemporary versatile end-mews conversion with a wealth of character and history.

This attractive conversion combines contemporary living with many traditional features, having served for over 100 years as the Refectory for Birch Hill Hospital. The Birch Hill development is highly sought after, being close to open countryside, transport links, and schools, and enjoys the iconic adjacent Clock Tower as a picturesque backdrop.

The property briefly comprises, to the ground floor, a welcoming entrance vestibule leading to a spacious hallway with stairs to the first floor, doors to a ground floor WC, and access to the living kitchen – a perfect space for family meals or entertaining guests.

To the first floor landing, you will find a second bedroom/further reception room, a three-piece bathroom suite, and a third double bedroom. The main bedroom occupies the second floor and is beautifully presented, well-proportioned, and includes an en-suite three-piece shower room open to a bright dressing room/walk-in wardrobe, which could also serve as a nursery or home office.

Externally, the property benefits from an easily maintained front garden laid to lawn and two allocated off-road parking spaces with an EV charging point.

A viewing comes highly recommended, to fully appreciate this wonderful home.

Porch

5'5" x 7'6" (1.65m x 2.28m)

This welcoming porch offers a practical entrance space with a glazed door and side panels allowing natural light to enter. The adjoining hallway is bright and spacious, finished with neutral décor and carpeting, providing access to the cloakroom and stairs to the upper floors.

Open Plan Lounge & Kitchen

20'3" (max) x 11'8" (6.18m (max) x 3.55m)

The open plan lounge and kitchen creates a bright and airy living space with a large window overlooking the garden. The lounge area provides a comfortable area for seating, while the kitchen area features a modern range of wall and base units, complemented by wooden worktops and integrated appliances including fridge freezer, dishwasher and washing machine. The kitchen area also boasts a walk in useful pantry cupboard, ideal for additional storage.

WC

The ground floor cloakroom comprises of a low level WC and wash hand basin.

Hallway

14'6" x 7'6" (4.43m x 2.28m)

The ground floor hallway provides a bright and airy welcome to the property, with a staircase leading to the first floor.

Bedroom 2

13'3" x 9'5" (4.04m x 2.86m)

A spacious double bedroom, generously sized room with a large window looking out to the front of the property, allowing plenty of natural light to fill the space.

Bedroom 3

10'11" x 9'9" (3.32m x 2.96m)

A further spacious double room, also featuring a large window to the front of the property that fills the room with natural light.

Bathroom

9' x 5'11" (2.75m x 1.79m)

The modern family bathroom, comprising of a bath with overhead shower, a pedestal wash basin, and a low level WC. The room is bright and practical, serving the first floor bedrooms.

First Floor Landing

6'8" x 13'3" (2.03m x 4.03m)

The first floor landing is a bright space with a staircase leading to the second floor and doors giving access to the bedrooms and bathroom. It offers a practical connection between the rooms.

Second Floor Landing

7'4" x 14'1" (2.23m x 4.28m)

On the second floor, the landing provides access to the main bedroom and its adjoining dressing room and en-suite bathroom.

Bedroom 1

17'1" x 11'10" (5.20m x 3.61m)

The master bedroom is a spacious and bright room featuring exposed beams that add character and contrast against the neutral carpet and white walls. A skylight window and a bespoke window provide plenty of natural light. This room leads through to a generous dressing room and an en-suite bathroom, creating a private and comfortable suite.

Dressing Room

8'9" x 7'3" (2.66m x 2.22m)

The dressing room adjacent to the main bedroom offers an excellent walk-in wardrobe space with built-in shelving and hanging rails. A skylight window floods the room with natural light.

En-suite

11'3" (max) x 7'3" (max) (3.42m (max) x 2.22m (max))

The en-suite bathroom to the main bedroom is modern and well-appointed with a walk-in shower, a pedestal basin, and a low level WC. The room is finished with wood-effect flooring and a heated towel rail, creating a practical and stylish space.

Material Information - Littleborough

Tenure Type; FREEHOLD

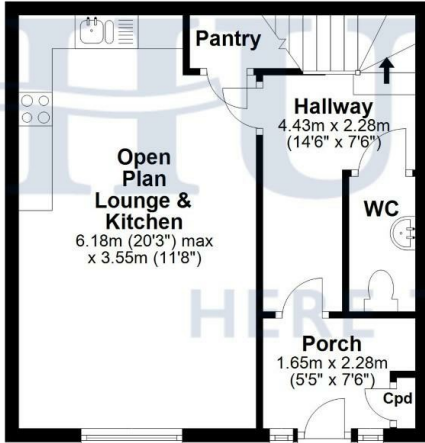
Annual Service Charge Amount £189

Council Tax Banding; ROCHDALE COUNCIL BAND D

Floorplan

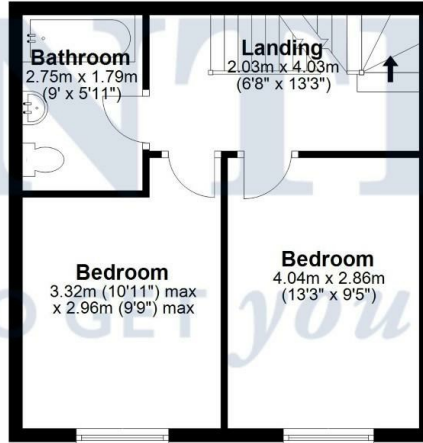
Ground Floor

Approx. 36.2 sq. metres (390.2 sq. feet)
(excluding Cpd)



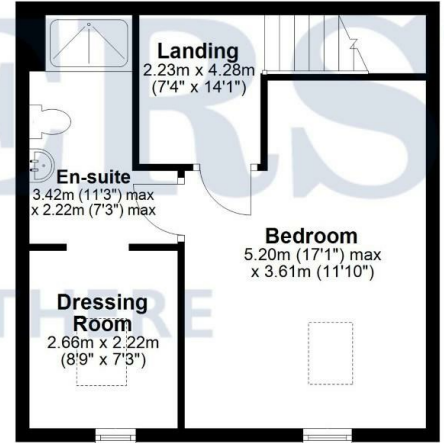
First Floor

Approx. 36.6 sq. metres (393.5 sq. feet)



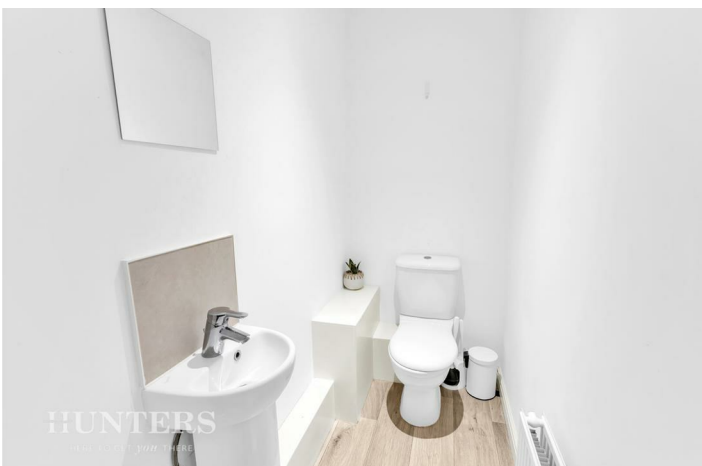
Second Floor

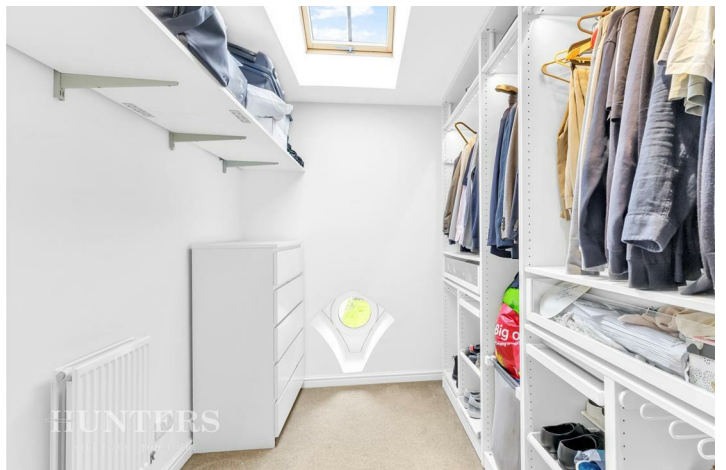
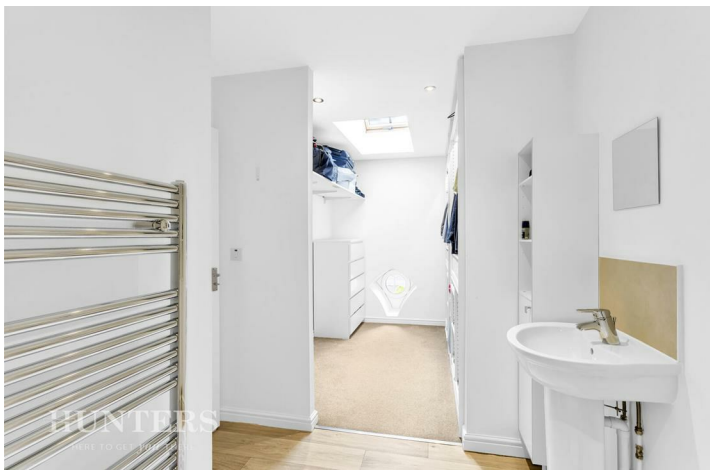
Approx. 36.6 sq. metres (393.7 sq. feet)



Total area: approx. 109.4 sq. metres (1177.4 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.

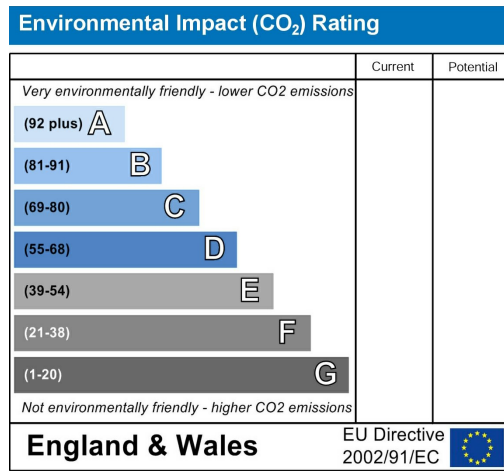
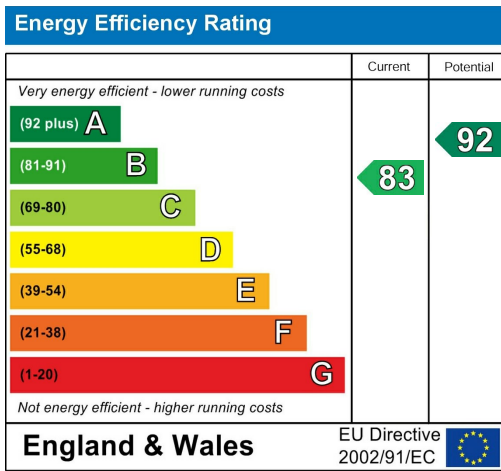






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Energy Efficiency Graph



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





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
<https://www.hunters.com>

