

HUNTERS®

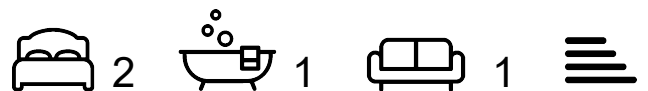
HERE TO GET *you* THERE



Royds Street

Milnrow, Rochdale, OL16 3PR

£169,950



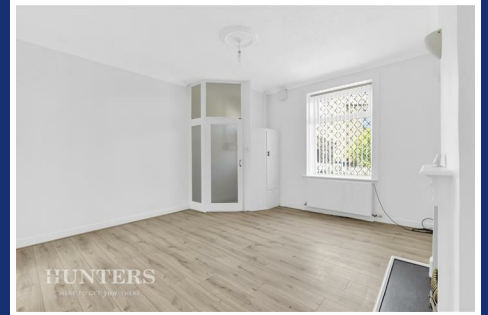
- SPACIOUS TWO BEDROOM MID TERRACE
- MODERN KITCHEN DINER
- WALKING DISTANCE TO SHOPS, SCHOOLS & AMENITIES
- COUNCIL TAX BAND A
- LEASEHOLD
- GENEROUS REAR GARDEN
- FITTED WARDROBES TO BOTH BEDROOMS
- NO CHAIN – IDEAL FOR FIRST-TIME BUYERS, DOWNSIZERS OR INVESTORS
- EPC RATING TBC

Tel: 01706 390 500

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Milnrow, Rochdale, OL16 3PR

£169,950



Hunters Estate Agents are delighted to present to the market this well-presented two-bedroom mid-terrace property, ideally situated in the heart of Milnrow village. Offering a fantastic opportunity for first-time buyers, downsizers and investors alike, the property is conveniently positioned within walking distance of a wide range of local amenities, including well-regarded schools, shops, supermarkets, parks and excellent public transport links. The M62 motorway network is also just a short drive away, making this an ideal location for commuters.

The accommodation briefly comprises a welcoming lounge, a modern kitchen diner with ample space for everyday living and entertaining, two well-proportioned bedrooms, both benefiting from fitted wardrobes, and a contemporary three-piece bathroom suite.

Externally, the property enjoys a generous rear garden, providing an excellent space to sit out and enjoy those warmer months.

Further benefits include gas central heating, double glazing throughout and the added advantage of being offered for sale with no onward chain, making this an attractive and straightforward purchase.

Early viewing is highly recommended to fully appreciate the accommodation, convenient location and excellent value this home has to offer.

Vestibule

The vestibule offers a clean and welcoming entrance with a tiled floor and a white door featuring glazed panels that allow natural light to filter through into the lounge.

Lounge

14'11" x 15'3" max (4.56m x 4.66m max)

This spacious lounge features a light wood-effect floor complemented by white walls that enhance the brightness of the room. A traditional gas fireplace with a black and brass surround acts as a charming focal point. The room enjoys natural light through a window to the front aspect. A door leads through to the kitchen/dining area, creating a smooth flow between the living spaces.

Kitchen/Dining Room

13'4" x 12'5" (4.06m x 3.77m)

The kitchen/dining room boasts a stylish herringbone-patterned floor and a neutral palette with soft taupe units and wood-effect worktops. The kitchen is equipped with a built-in oven and hob beneath a stainless steel extractor hood. A rear door and window provide natural light and access to the garden. The layout offers ample space for dining and cooking activities, making it a practical and inviting hub for the home.

Landing

8'5" x 6'2" (2.56m x 1.89m)

The landing provides access to the first-floor accommodation and features neutral carpeting with white walls, creating a simple and functional space that connects the bedrooms and bathroom.

Bedroom 1

14'11" x 15'3" max (4.56m x 4.66m max)

The larger bedroom is a bright and comfortable space with two windows that allow plenty of natural light. Fitted wardrobes in a beige finish provide generous storage, accompanied by a matching dressing table area. The neutral carpet and soft wall tones create a peaceful atmosphere, ideal for rest and relaxation.

Bedroom 2

13'4" x 8'9" (4.06m x 2.67m)

The second bedroom is a well-proportioned room featuring a window with a view to the rear garden. It includes extensive built-in wardrobes with shelving for added convenience. The neutral decor extends to the carpet and walls, creating a versatile space that can be tailored to personal needs.

Bathroom

7'7" max x 6'2" (2.32m max x 1.89m)

The bathroom features a pale tiled surround and wood-effect flooring, fitted with a traditional suite including a bath with a shower over, a pedestal basin, and a close-coupled WC. The room is brightened by natural light from a window, creating a clean and practical space.

Rear Garden

The rear garden is a low-maintenance space predominantly paved with a pattern of red and cream slabs. There is a small raised bed with stones and a garden shed for storage. Stone walls and fencing enclose the garden, providing privacy and security while allowing for outdoor relaxation or gardening.

Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 927

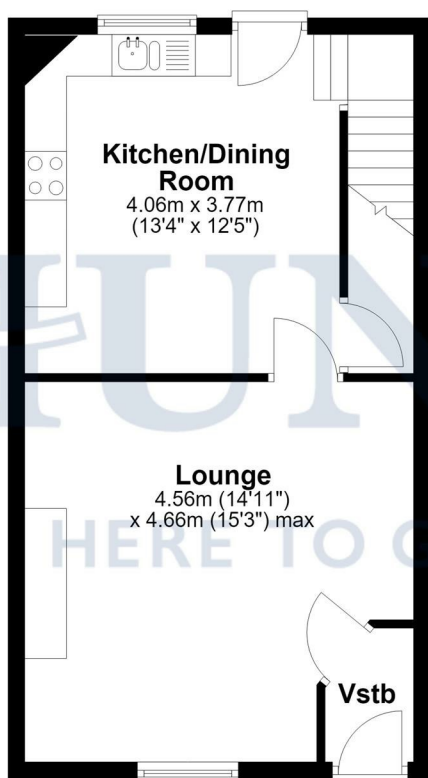
Leasehold Ground Rent Amount:

Council Tax Banding; ROCHDALE COUNCIL
BAND A

Floorplan

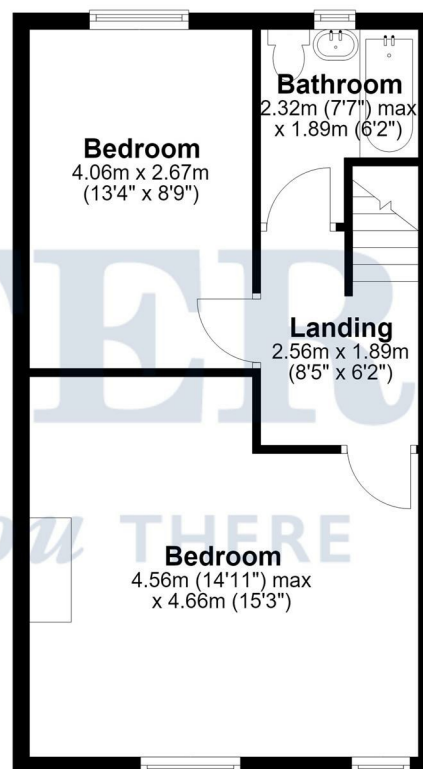
Ground Floor

Approx. 40.6 sq. metres (437.3 sq. feet)



First Floor

Approx. 40.6 sq. metres (437.3 sq. feet)



Total area: approx. 81.3 sq. metres (874.6 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.

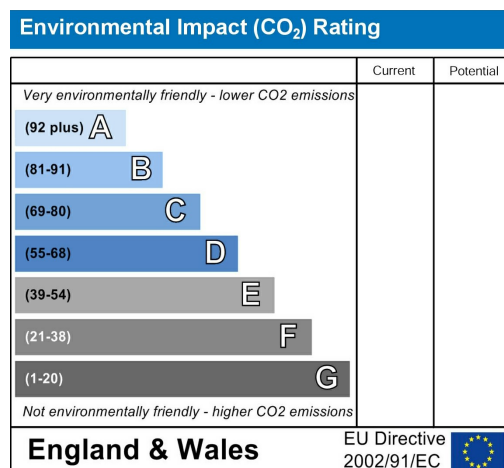
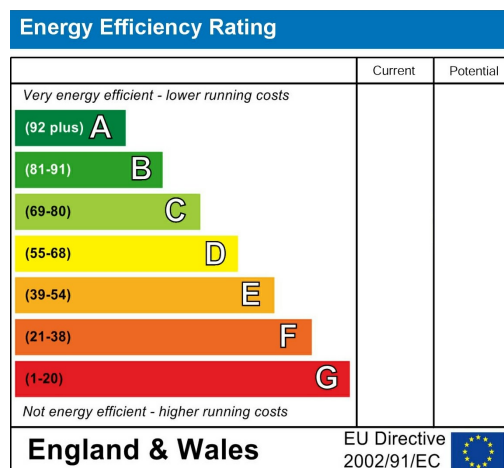
Created by EveryCloud Photography on behalf of Hunters Littleborough
Plan produced using PlanUp.







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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