



Birch Hill Crescent

Hurstead, OL12 9QF

£240,000



- A TRUE SEMI DETACHED BUNGALOW
- WELL PRESENTED AND GENEROUSLY PROPORTIONED THROUGHOUT
- CORNER PLOT POSITION
- DETACHED GARAGE AND DRIVEWAY PARKING
- COUNCIL TAX BAND C
- TWO/ THREE BEDROOMS
- HIGHLY SOUGHT AFTER LOCATION
- GARDENS TO FRONT AND REAR
- EPC RATING D
- LEASEHOLD

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A well presented and generously proportioned three-bedroom semi-detached true bungalow, ideally situated in a highly sought-after residential area.

Flooded with natural light, this delightful property offers a bright and airy atmosphere throughout, making it an excellent choice for those looking to downsize without sacrificing space or comfort.

Conveniently located within easy reach of local amenities and benefiting from excellent bus links to Littleborough and Rochdale, the home combines practicality with a peaceful setting.

Offered to the market with no onward chain, the accommodation briefly comprises a welcoming entrance hall, a spacious and light-filled lounge, a well-appointed kitchen, three generous bedrooms, and a wet room.

Externally, the property boasts a good-sized garden, a private driveway, and a garage, providing ample outdoor space and parking.

Early viewing is highly recommended to truly appreciate all that this lovely home has to offer.

Hallway

12'1" x 12'8" (3.67m x 3.85m)

A welcoming porch opens into a spacious hallway with access to various rooms throughout the property.

Lounge

12' x 15'7" (3.66m x 4.76m)

The lounge offers a bright and airy space with a large front-facing window that fills the room with natural light. Featuring a central fireplace and ample space for furnishings, creating a comfortable setting for relaxation.

Kitchen

13'9" x 8' (4.18m x 2.45m)

This kitchen is well-equipped with a range of wall and base units, wood-effect worktops, and integrated appliances including an oven, gas hob and fridge freezer. A door and window at the rear provide views and access to the garden.

Bedroom one

13'9" x 9'6" (4.18m x 2.88m)

The main bedroom is a bright and spacious room with a large window to the rear. It includes fitted wardrobes and matching bedroom furniture along one wall.

Bedroom two/ Dining Room

12' x 9'6" (3.66m x 2.88m)

Currently used as a dining room, however formally a spacious double bedroom with a large window overlooking the front garden.

Bedroom three

9'8" x 7'2" (2.94m x 2.18m)

With a window to the rear elevation offering a comfortable space suitable for a single bed or versatile use.

Wet Room

9'8" x 5'2" (2.94m x 1.57m)

A wet room featuring blue and white tiling, a

walk-in shower area with a curtain, a low level WC, and a wash basin. The wet room benefits from a window that lets in natural light, completing this practical bathroom space.

Rear Garden

The rear garden is a well-maintained outdoor space with a mix of lawn, flower beds, and mature shrubs, bordered by hedging and fencing to provide privacy. A paved patio area offers an ideal spot for outdoor seating and enjoying the garden.

Front Exterior

The front exterior of the property is traditional and inviting, featuring a neatly trimmed hedge and lawn area. A driveway leads to a detached garage, providing off-road parking and secure storage.

Garage

16'11" x 10'2" (5.15m x 3.11m)

A detached garage, situated to the side of the property with an up and over door, side door, and full power and lighting. It offers practical storage or parking options, with additional driveway parking to the front.

Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 933

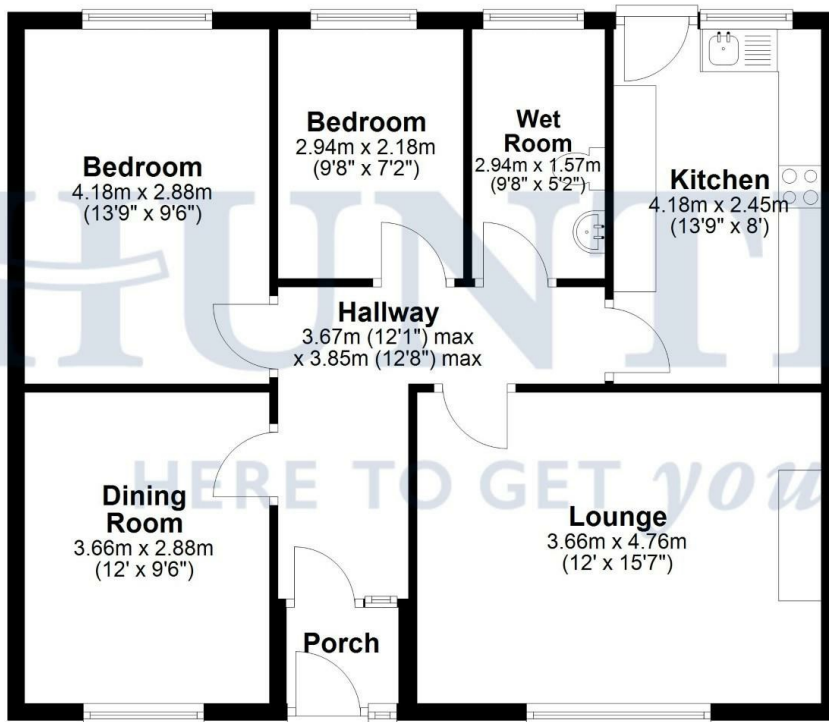
Leasehold Ground Rent Amount: £10.00

Council Tax Banding; ROCHDALE COUNCIL
BAND C

Floorplan

Ground Floor

Approx. 74.5 sq. metres (801.9 sq. feet)



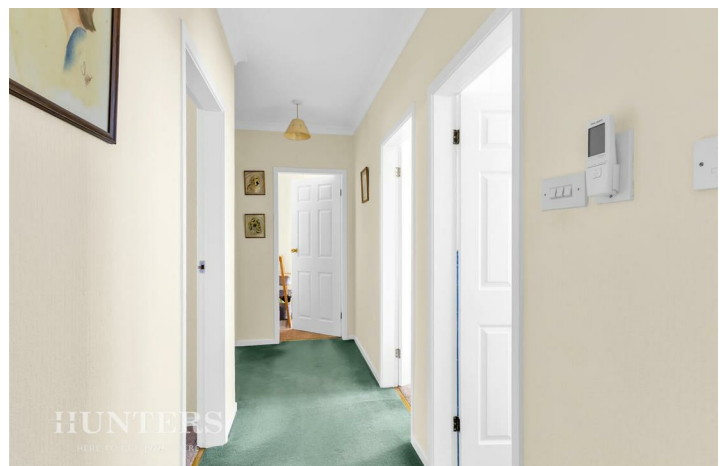
Outbuilding
Approx. 16.0 sq. metres (172.3 sq. feet)



Total area: approx. 90.5 sq. metres (974.1 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.

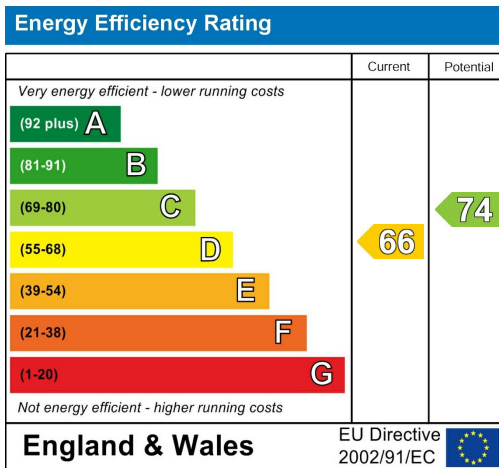
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Plan produced using PlanUp.







Energy Efficiency Graph

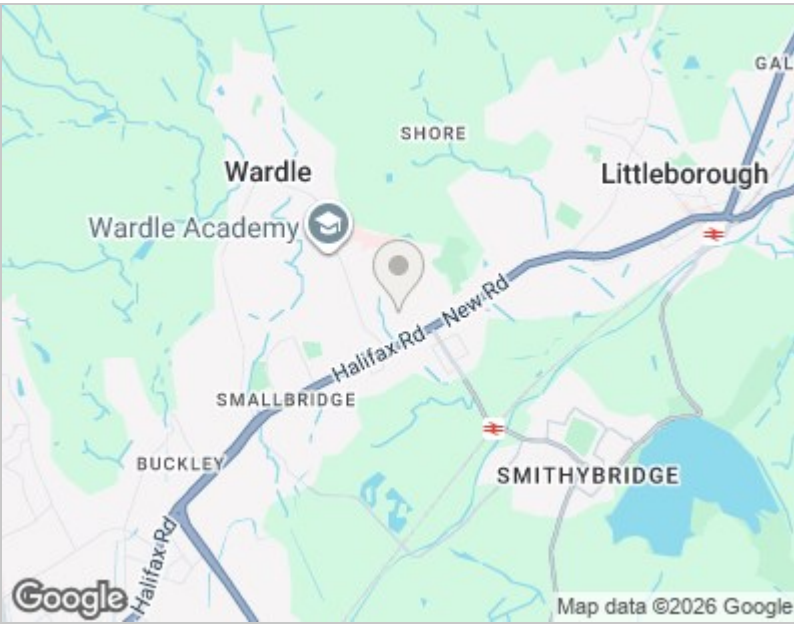


Viewing

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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