

HUNTERS®

HERE TO GET *you* THERE



Bealcroft Close

Milnrow, Rochdale, OL16 3XD

£235,000



- EXTENDED SEMI DETACHED PROPERTY
- TWO RECEPTION ROOMS
- CLOSE TO LOCAL SCHOOLS, METROLINK AND M62 MOTORWAY
- PRIVATE DRIVEWAY PARKING
- EPC C
- FOUR BEDROOMS
- TWO BATHROOMS
- GARDENS TO THREE SIDES
- COUNCIL TAX BAND C
- LEASEHOLD

Tel: 01706 390 500

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£235,000



Hunters Estate Agents are delighted to offer to the market this four bedroom, semi-detached home, situated in a highly popular residential location within Milnrow. Offering excellent connectivity, being within easy access to local schools, shops, and the Metrolink, as well as being a short distance to the M62 motorway providing direct access to both Manchester and Leeds city centres.

The property has been extended to provide flexible living space. The ground floor accommodates a generous size lounge, a dining kitchen, a conservatory, and an extended bedroom and bathroom, which could be used as a further second reception room should be required. Moving to the first floor, there are three bedrooms, two of which are double and a family bathroom.

Externally, the house benefits significantly from its position on a generous corner plot, boasting gardens to three sides and private driveway parking can be located to the front of the property.

Viewings are highly recommended.

Lounge

16'1" max x 14'5" max (4.90m max x 4.39m max)

This welcoming lounge is a bright and comfortable space, featuring a large window that allows plenty of natural light to flood in. A staircase leads to the first floor, and the area flows seamlessly towards the adjoining bedroom/sitting room, creating a versatile living space.

Dining kitchen

8'3" x 14'5" (2.53m x 4.39m)

The generous dining kitchen comprises of a range of wall and base units, stainless steel sink and space for a range of appliances including fridge freezer, oven and plumbing for a washing machine. With space for a dining table and door leading to the rear garden.

Bedroom / Sitting Room

16'1" x 9'1" (4.90m x 2.77m)

This versatile room can be used as a bedroom or a further sitting room, offering generous space and natural light from a front-facing window, as well as its own door leading to the side of the property.

Bathroom (Ground Floor)

8'3" x 9'1" (2.53m x 2.77m)

Located to the ground floor offers a modern white suite with a jacuzzi bath, a wash basin set into a vanity unit, and a toilet. A frosted window lets in natural light while maintaining privacy, and the room is complemented by neutral tiling and a practical floor covering.

Conservatory

10'11" x 9'10" (3.34m x 3.01m)

The conservatory is a bright and airy space measuring 3.34m by 3.01m (10'11" by 9'10"), fitted with large windows and a door leading out to the garden. It offers a peaceful spot to enjoy the surrounding greenery and adds extra living space to the property.

Landing

8'8" x 5'9" (2.64m x 1.75m)

With access to all first floor bedrooms, bathroom and loft access.

Bedroom 1

14'5" x 8'9" (4.39m x 2.66m)

A double bedroom located to the front of the property.

Bedroom 2

10' x 8'9" (3.04m x 2.66m)

A further double bedroom located to the rear of the property.

Bedroom 3

9'2" max x 5'9" (2.80m max x 1.75m)

A single bedroom located to the front of the property, which would make an ideal room for a child's bedroom or a study.

Bathroom

6'2" x 5'4" (1.89m x 1.64m)

A fitted family bathroom, tiled throughout, comprising of a bath with overhead shower, low level WC, vanity wash hand basin and heated chrome towel rail.

Rear Garden

The garden extends from the conservatory and patio area, providing a private outdoor space with a lawn and mature shrubs. A decked section adds character and offers a pleasant spot for seating or outdoor dining, enclosed by fencing on all sides.

Front Exterior

To the front offers a lawned garden with a planting bed, as well as private paved driveway parking.

Floorplan

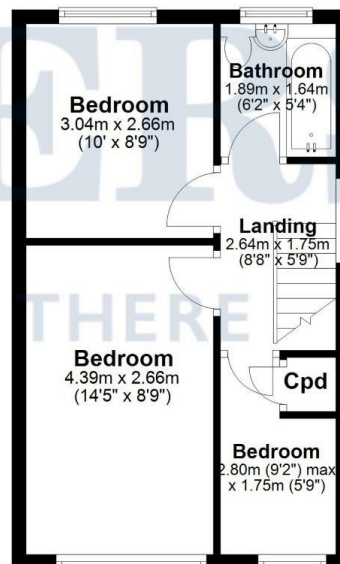
Ground Floor

Approx. 65.5 sq. metres (704.6 sq. feet)



First Floor

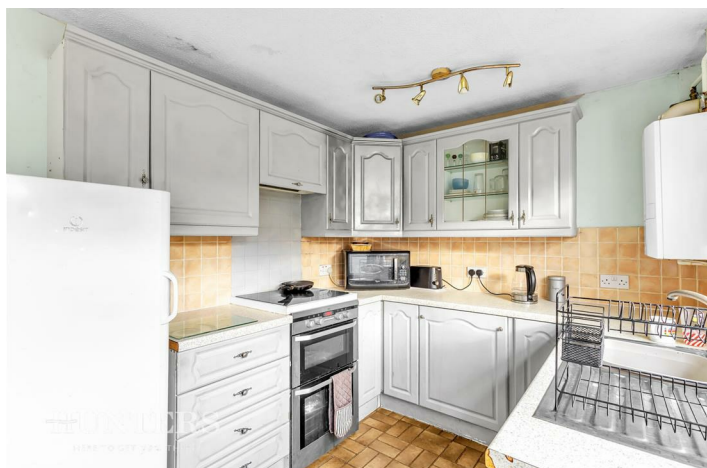
Approx. 33.0 sq. metres (355.0 sq. feet)

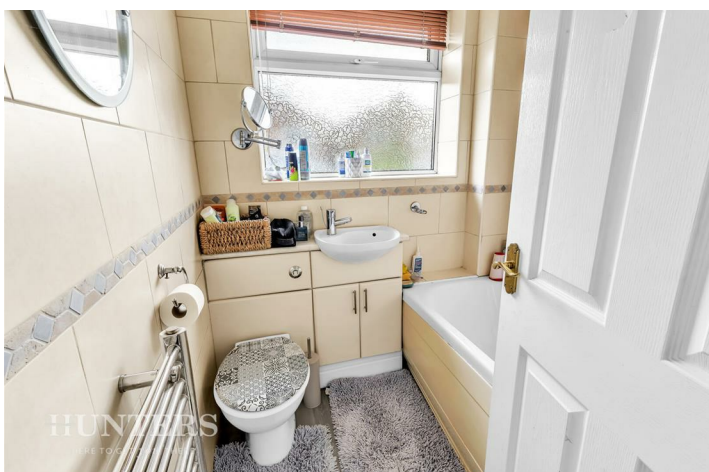
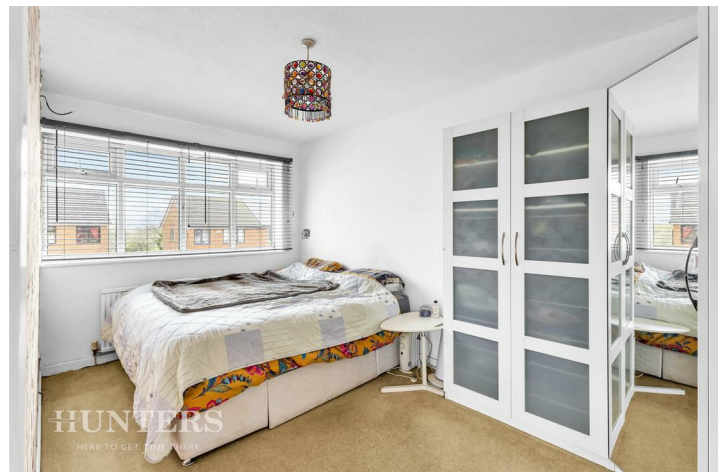


Total area: approx. 98.4 sq. metres (1059.5 sq. feet)

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.

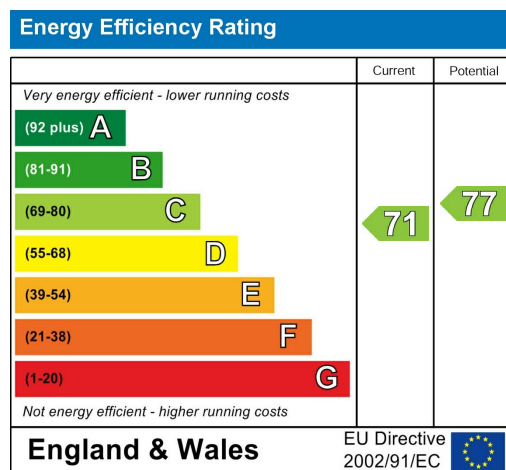
Created by EveryCloud Photography on behalf of Hunters Littleborough
Plan produced using PlanUp.







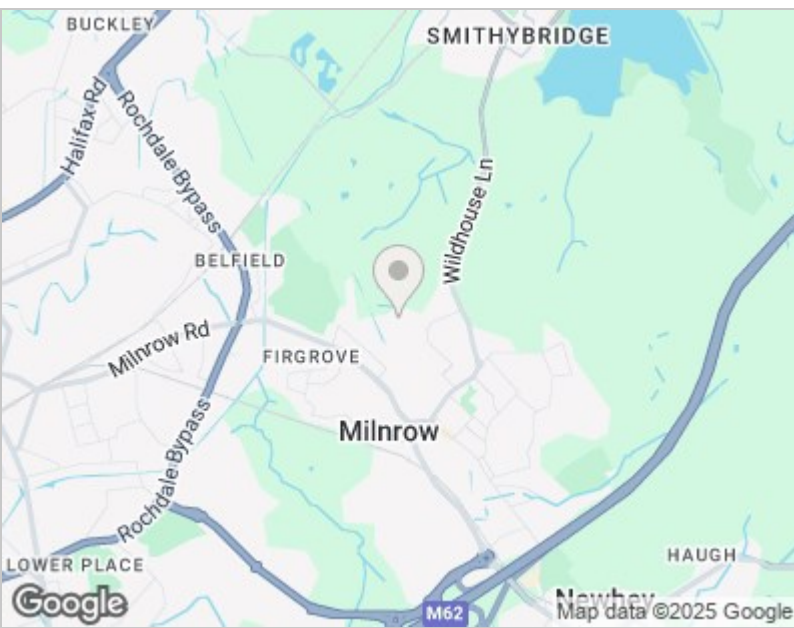
Energy Efficiency Graph



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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