HUNTERS®

HERE TO GET *you* THERE

Harbour Lane

Milnrow, OL16 4AJ

£165,000

2 1 1 B

- IMMACULATELY PRESENTED TWO BEDROOM APARTMENT
- SPACIOUS LOUNGE & MODERN KITCHEN
- ALLOCATED PARKING SPACES
- LEASEHOLD
- EPC RATING B
- FIRST FLOOR ACCOMMODATION
- TWO GOOD-SIZED BEDROOMS
- CLOSE TO MILNROW VILLAGE & METROLINK
- COUNCIL TAX BAND B

Tel: 01706 390 500

Harbour Lane

Milnrow, OL16 4AJ

£165,000

Immaculately presented two bedroom first floor apartment situated within a popular residential development on the doorstep of Milnrow village centre.

The property offers well-presented accommodation comprising an entrance hallway, spacious lounge, modern fitted kitchen, two good-sized bedrooms and a generous bathroom. The apartment also benefits from gas central heating and double glazing.

Externally, the development is accessed via remote-controlled entrance gates and the property benefits from two allocated parking spaces. There is also a secure communal entrance system.

The location is particularly convenient, with Milnrow village centre within easy reach, offering a range of local shops, amenities and transport links. The Metrolink is also close by, providing convenient connections towards Rochdale and Manchester, while the motorway network is easily accessible for those commuting further afield.

Offering well-presented accommodation, allocated parking and a convenient location, this apartment is an excellent opportunity for a first-time buyer, professional couple or investor.

Tel: 01706 390 500

Hall
9'10" x 13'9" (3.00m x 4.18m)
Arriving in the entrance hall, you are welcomed by a bright and airy space that provides access to all the main rooms, creating a practical and inviting flow.

Lounge
11'10" x 16'4" (3.61m x 4.97m)
The lounge is a spacious room filled with natural light from the large French doors that open onto a Juliet balcony. With space for a range of furniture, ideal for relaxing or entertaining. Open-plan to the kitchen, it offers a great sense of space and modern living.

Kitchen
11'10" x 5'4" (3.61m x 1.63m)
This open-plan kitchen is modern and practical, finished with gloss cabinets and dark work surfaces that contrast beautifully with the lighter walls and wooden flooring section. It features an oven with a gas hob and extractor fan, an integral fridge freezer and plumbing for a washing machine. A window provides plenty of natural light, adding to the fresh feel of the space.

Bedroom 1
11'10" x 7'6" (3.61m x 2.29m)
The first bedroom is a comfortable double, generous in size with two windows offering pleasant views over greenery. Its neutral décor and carpet provide a restful setting, perfect for unwinding after a busy day.

Bedroom 2
9'10" x 13'10" max (3.00m x 4.22m max)
The second bedroom is spacious and bright, featuring a large window that fills the room with natural light and offers views to the gardens. Its simplicity allows for versatile use, ideal as a master bedroom or guest room.

Bathroom
5'11" x 10'1" (1.80m x 3.08m)
The bathroom is fitted with a modern white suite including a bath with overhead shower, a wall-mounted toilet, and a wash basin. Light-coloured tiles and a mosaic detail create a clean, fresh look, while a window provides natural ventilation and light.

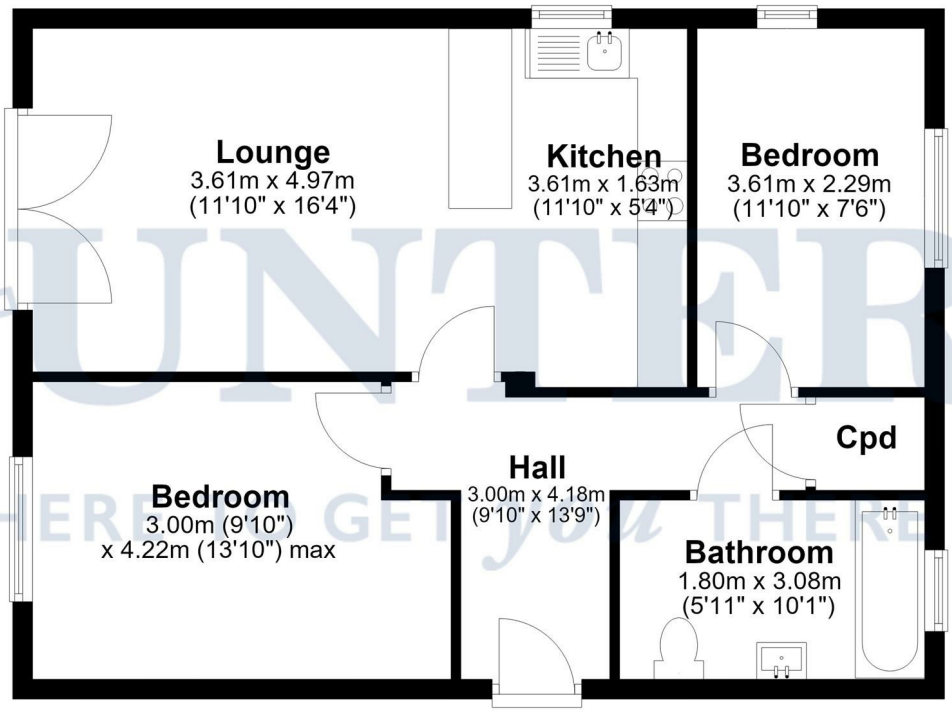
Communal Gardens and Parking
Accessed via private gates offers parking for two cars and a beautifully presented communal garden.

Material Information - Littleborough
Tenure Type; Leasehold
Leasehold Years remaining on lease; 977
Leasehold Annual Service Charge Amount £1,440.00
Council Tax Banding; ROCHDALE COUNCIL BAND B

Floorplan

First Floor

Approx. 59.3 sq. metres (638.2 sq. feet)



Total area: approx. 59.3 sq. metres (638.2 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.

HUNTERS

HUNTERS

HUNTERS

HUNTERS

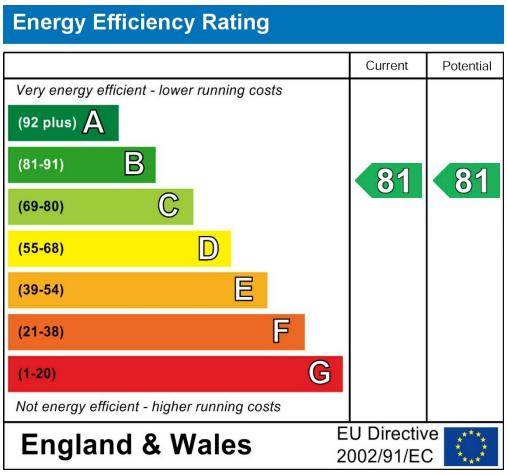
HUNTERS

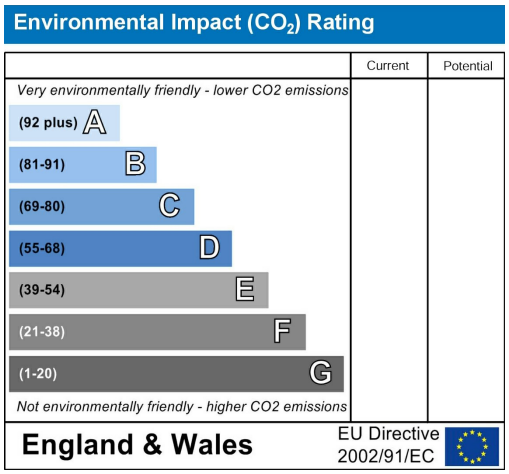
HUNTERS

HUNTERS

HUNTERS

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

HUNTERS®

HERE TO GET *you* THERE

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

The Property Ombudsman