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Pennine Drive

Milnrow, Rochdale, OL16 3HL

£239,950



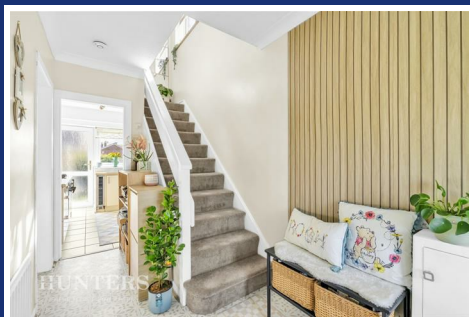
- THREE BEDROOM SEMI-DETACHED HOME
- HIGHLY SOUGHT-AFTER LOCATION IN MILNROW VILLAGE
- RECENTLY DECORATED WITH A NEW BOILER INSTALLED IN 2025
- LIGHT & AIRY LOUNGE THROUGH DINER
- MODERN KITCHEN AND BATHROOM
- GARAGE AND DRIVEWAY PARKING
- WELL MAINTAINED GARDENS
- EPC RATING C
- COUNCIL TAX BAND B
- FREEHOLD

Tel: 01706 390 500

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Hunters Estate Agents are delighted to present to the market this beautifully presented three-bedroom semi-detached home, occupying a highly sought-after position within the ever-popular village of Milnrow. Offering light, bright and well-maintained accommodation throughout, this fantastic property is perfectly suited to a wide range of buyers, including first-time purchasers, growing families, those looking to downsize or anyone taking the next step up the property ladder.

Recently decorated throughout and benefiting from a newly installed boiler (2025), the property is ready for immediate occupation. The accommodation briefly comprises an entrance porch leading into a welcoming entrance hall, a light and airy lounge opening through to the dining area, and a fitted kitchen. To the first floor are three well-proportioned bedrooms and a modern family bathroom.

Externally, the property enjoys attractive and well-maintained gardens to both the front and rear, along with a private driveway providing off-road parking and access to a garage.

Ideally positioned within walking distance of Milnrow's highly regarded primary and secondary schools, the property also benefits from easy access to the village centre, offering a range of shops, cafés and local amenities. For those who enjoy the outdoors, scenic countryside walks are just moments away, whilst excellent transport links, including the Metrolink and M62 motorway network, make this an ideal location for commuters.

Early viewing is highly recommended to fully appreciate the location, presentation and lifestyle this wonderful home has to offer.

Porch

4'9" x 7'7" (1.44m x 2.32m)

A welcoming porch features tiled flooring and large windows that invite plenty of natural light, creating an airy space to greet guests.

Hallway

11'7" max x 5'11" (3.53m max x 1.80m)

The hallway offers a bright and inviting entrance with a decorative wood panel wall and carpeted stairs leading upstairs.

Kitchen

9'7" x 7'7" (2.91m x 2.32m)

The kitchen is thoughtfully arranged with work surfaces and a range of wall and base units. It incorporates essential integrated appliances such as a gas hob, oven, under-counter fridge and freezer, dishwasher and wine cooler. With plumbing for a washing machine and a door opening to the rear garden, allowing light to flood in.

Lounge

11'7" x 10'1" (3.53m x 3.08m)

The lounge is a cosy and bright space with a large window overlooking the front garden. It features a chimney breast providing a welcoming focal point. The room opens through to the dining area, creating a comfortable flow for relaxing or entertaining.

Dining Area

9'7" x 8'5" (2.91m x 2.56m)

The dining area offers a bright and airy space with a glass door leading directly to the garden. It comfortably accommodates a dining table and chairs, making it an ideal spot for family meals or entertaining guests.

Landing

7'3" x 6'6" (2.22m x 1.99m)

The landing at the top of the stairs provides access to the bedrooms and bathroom.

Bedroom 1

11'9" x 9'6" max (3.59m x 2.90m max)

This bedroom is a bright and comfortable room

with a large window overlooking the front of the property. It includes a fitted wardrobe with sliding doors, offering ample storage while maintaining the room's spacious feel.

Bedroom 2

9'5" x 9'6" (2.86m x 2.90m)

A well-proportioned bedroom with a large window offering views to the rear of the house, providing a peaceful and light-filled space.

Bedroom 3

7'10" x 6'6" (2.39m x 1.99m)

This smaller bedroom is ideal for use as a single bedroom or home office. It has a window looking out towards the front garden, allowing natural light to brighten the space.

Bathroom

5'8" x 6'6" (1.73m x 1.99m)

The bathroom is fitted with modern white suite including a bath with a shower over, a pedestal wash basin, and a low level WC. The walls are finished with contemporary tiling, and a window provides natural light and ventilation.

Rear Garden

15'9" x 9'4" (4.81m x 2.85m)

The rear garden is a well-maintained outdoor space with an artificial grass lawn and paved patio area, perfect for seating and relaxing. The garden is enclosed with fencing for privacy and includes a detached garage at the rear, offering useful storage or parking space.

Garage

A detached single garage with an up and over door. Driveway parking can be located to the front of the garage for several cars.

Material Information - Littleborough

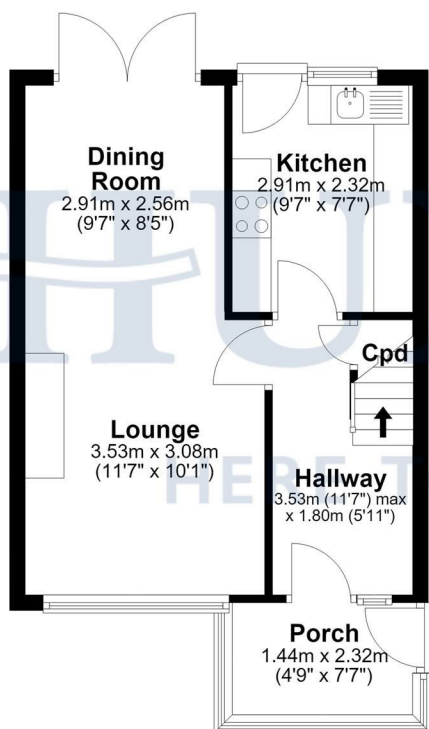
Tenure Type; FREEHOLD

Council Tax Banding; ROCHDALE COUNCIL
BAND B

Floorplan

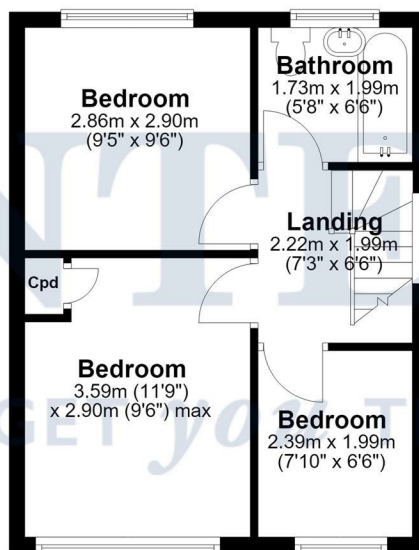
Ground Floor

Approx. 36.2 sq. metres (389.8 sq. feet)



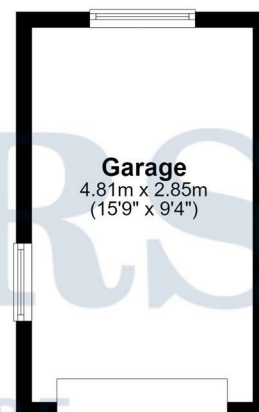
First Floor

Approx. 32.6 sq. metres (351.3 sq. feet)



Outbuilding

Approx. 13.7 sq. metres (147.8 sq. feet)

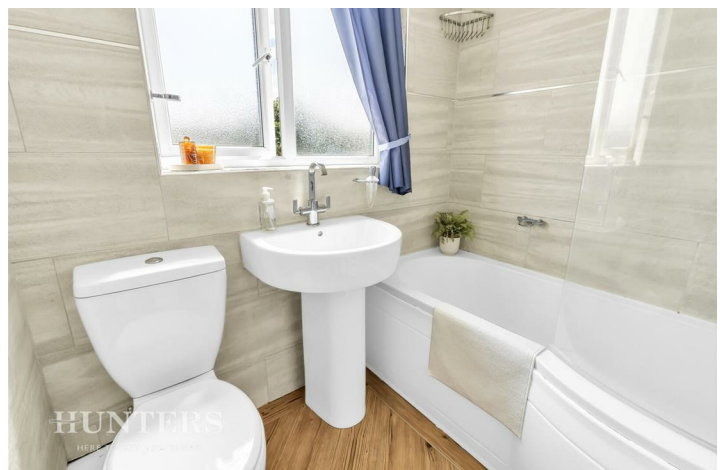
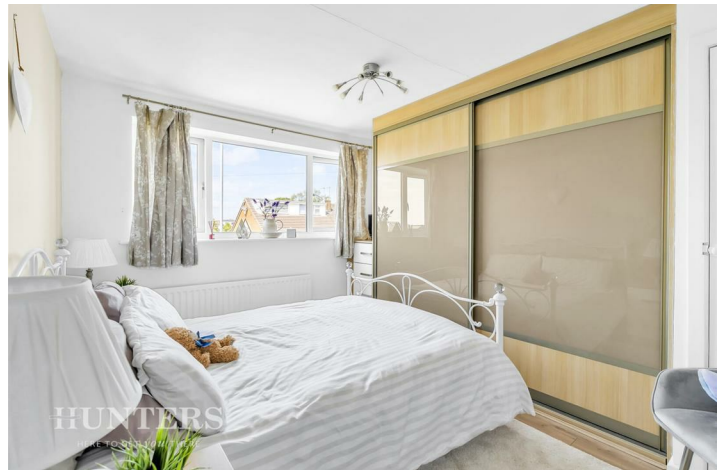


Total area: approx. 82.6 sq. metres (888.8 sq. feet)

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.

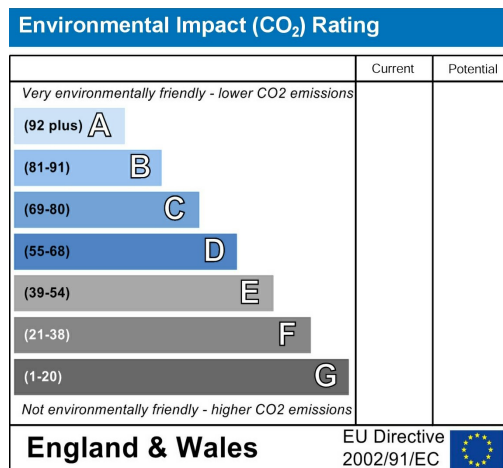
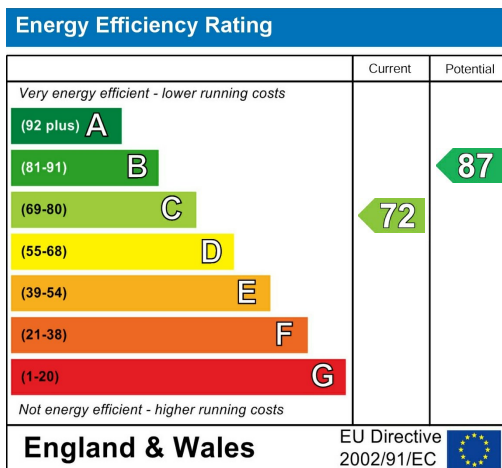
Created by EveryCloud Photography on behalf of Hunters Littleborough
Plan produced using PlanUp.







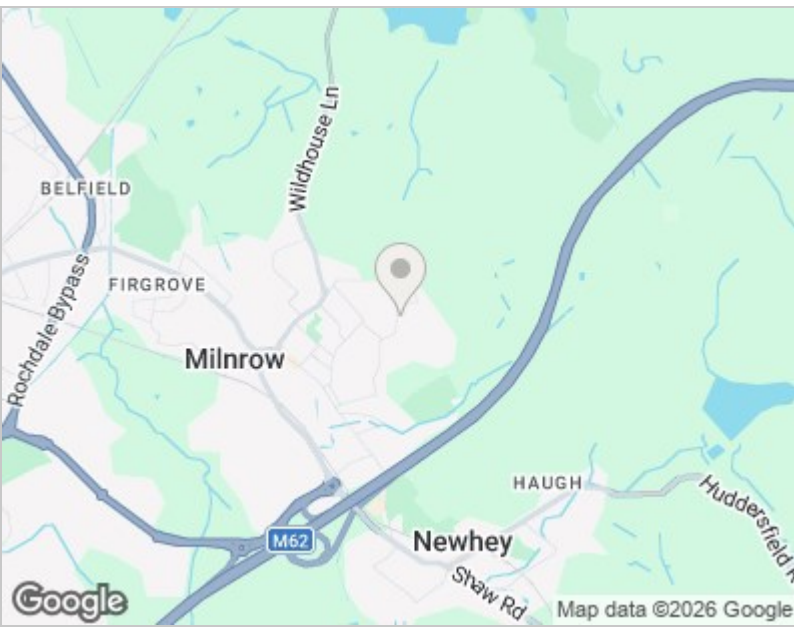
Energy Efficiency Graph



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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