

HUNTERS[®]

HERE TO GET *you* THERE



Great Howarth

Rochdale, OL12 9HF

£189,950



- EXTENDED END TOWNHOUSE
- GENEROUS CORNER PLOT
- OFF-ROAD PARKING
- FREEHOLD
- EPC RATING TBC

- THREE BEDROOM FAMILY HOME
- SPACIOUS LOUNGE & DINING ROOM
- CLOSE TO LOCAL AMENITIES & TRANSPORT LINKS
- COUNCIL TAX BAND A

Tel: 01706 390 500

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Hunters Estate Agents are pleased to bring to the market this extended three-bedroom end-townhouse family home, occupying a generous corner plot within a popular and affordable residential location. The property enjoys convenient access to a range of local amenities, including shops, schools, and excellent public transport links.

Offering spacious and versatile accommodation throughout, the property briefly comprises a welcoming entrance hall, a fitted kitchen, a substantial dining room, and a large lounge to the ground floor, providing ample space for family living and entertaining.

To the first floor are three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a good-sized garden, ideal for families and outdoor enjoyment, together with off-road parking to the side. The corner plot position offers additional outdoor space and enhances the property's appeal.

This fantastic family home offers excellent living accommodation both inside and out, and an early viewing is highly recommended to fully appreciate the size and potential on offer.

Hall

The entrance hall provides a welcoming space with practical tiled flooring and stairs leading to the first floor. The neutral walls create a light and airy atmosphere, and there is a useful cupboard under the stairs for extra storage.

Kitchen

10'10" x 9'2" (3.31m x 2.78m)

The kitchen features a tasteful blend of modern cabinetry in a soft neutral tone with wood effect work surfaces. It is well-equipped with built-in oven and separate hob, along with space for appliances including a washing machine and dishwasher. A window above the sink overlooks the front.

Lounge

22'3" x 11'5" (6.78m x 3.48m)

The lounge is a generous and bright space featuring multiple windows that flood the room with natural light and offer views of the rear garden. Light wood flooring extends throughout, while a modern electric fireplace serves as a focal point. There is ample room for comfortable seating and media, with doors opening out on to the garden, creating a seamless connection between indoor and outdoor living.

Dining Room

11'1" x 19'3" (3.37m x 5.88m)

Adjoining the lounge, the dining room offers a spacious area for meals and gatherings. It is enhanced by natural light from large windows and has wood effect flooring that continues from the lounge. This room is ideal for entertaining or family dining, with ample space for a large table and chairs.

Bedroom 1

14'1" x 8'10" (4.29m x 2.69m)

The main bedroom is a bright, spacious room with a large window allowing plenty of natural light. Its neutral decor and soft carpeting create a restful environment, ideal for relaxation and rest.

Bedroom 2

11'1" x 10'1" (3.37m x 3.09m)

This double bedroom benefits from a large window that fills the room with light. It features neutral décor and carpeted flooring, providing a comfortable sleeping space.

Bedroom 3

7'10" x 8'10" max (2.39m x 2.69m max)

The third bedroom is a cosy room with space for a double bed.

Bathroom

4'9" x 10'1" (1.44m x 3.09m)

The bathroom is fitted with a white suite that includes a bath with shower over, a vanity sink unit, and a toilet. The walls feature modern grey tiling, and a heated towel rail is also installed. A frosted window adds privacy while allowing natural light to enter.

Rear Garden

The rear garden offers a well-maintained outdoor space with a generous decked patio area ideal for seating and entertaining. Beyond the decking, there is a lawn bordered by mature plants and shrubs providing privacy and greenery. A pergola with climbing plants enhances the outdoor space, creating a sheltered spot to relax and enjoy the garden.

Driveway Courtyard

The paved courtyard area to the side of the property provides additional outside space. or off road parking. Surrounded by fencing and greenery.

Material Information - Littleborough

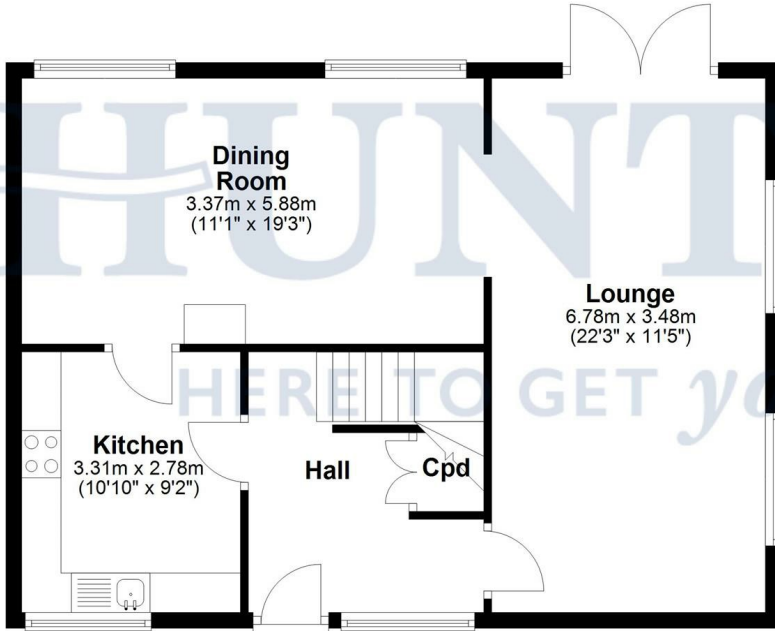
Tenure Type; FREEHOLD

Council Tax Banding; ROCHDALE COUNCIL BAND A

Floorplan

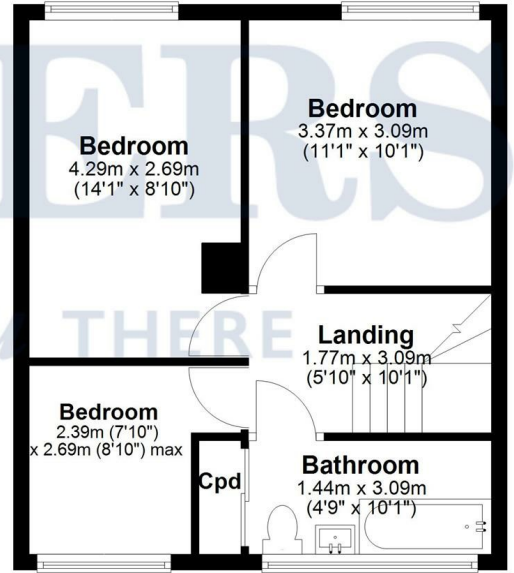
Ground Floor

Approx. 64.2 sq. metres (690.6 sq. feet)



First Floor

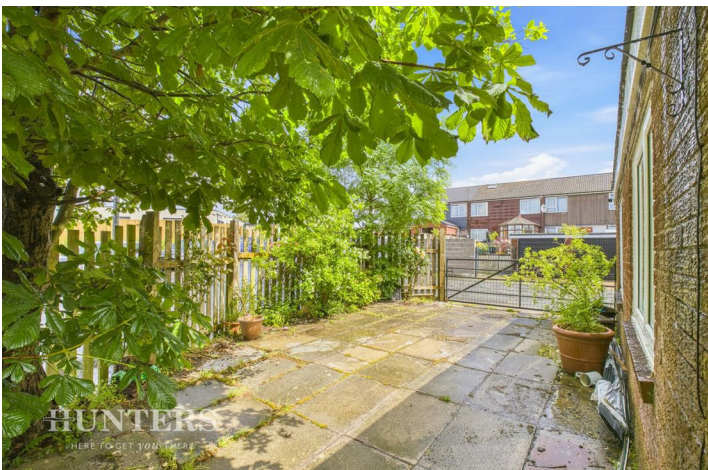
Approx. 39.9 sq. metres (429.1 sq. feet)



Total area: approx. 104.0 sq. metres (1119.7 sq. feet)

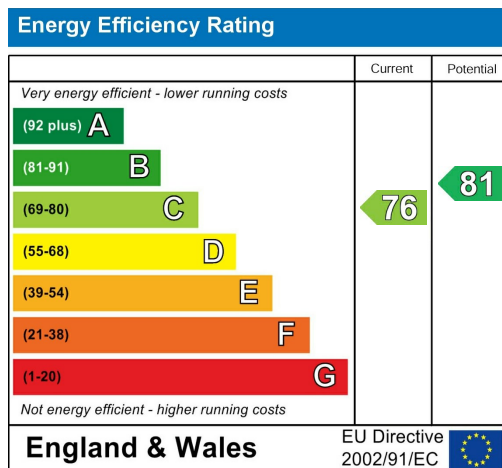
Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.







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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