



## Halifax Road

Hurstead, Rochdale, OL12 9QZ

Offers In Excess Of £200,000



- EXTENDED SEMI DETACHED
- TWO BATHROOMS PLUS DOWNSTAIRS WC
- KITCHEN DINER WITH WALK IN PANTRY
- SOLD WITH NO CHAIN
- EPC RATING C
- DRIVEWAY TO REAR FOR TWO CARS
- LOUNGE CONSERVATORY
- CONVENIENT LOCATION TO AMENITIES
- COUNCIL TAX BAND B
- LEASEHOLD

# Halifax Road

Hurstead, Rochdale, OL12 9QZ

Offers In Excess Of £200,000



Beautifully presented and extended semi-detached house located in a highly sought-after area, sold with no chain, and offering easy access to Hollingworth Lake, Smithy Bridge train station, and the M62 motorway network. The property is also close to the villages of Wardle and Littleborough, and just a few minutes from open countryside—perfect for those who enjoy both convenience and natural surroundings.

The property offers superb family accommodation comprising an entrance hallway, downstairs WC, a spacious lounge with feature fireplace, a fully fitted dining kitchen, conservatory, and porch. There are three good-sized bedrooms, including an en-suite shower room to the main bedroom, and a modern three-piece family bathroom.

Further benefits include double glazing, gas central heating, attractive gardens to the front, side, and rear, and off-road parking to the rear with a driveway for up to two cars.

A fantastic home in a prime location – early viewing is highly recommended.

### Entrance Porch

A useful entrance porch providing space to hang coats, store shoes, before entering the main living accommodation.

### Downstairs WC

Fitted with a modern two-piece suite comprising a low-level WC and wash basin. Benefits from a window to the front aspect, providing natural light and ventilation.

### Lounge

15'8" x 11'11" (4.78 x 3.64)

A light and spacious reception room featuring a modern electric fireplace as a focal point. Includes stairs leading to the first floor and a door providing access to the kitchen.

### Kitchen Diner

21'10" x 8'11" (6.67 x 2.72)

A well-equipped extended kitchen/diner featuring a range of base and wall units, integrated oven and gas hob, fridge freezer, dishwasher, and washing machine—all included. The space benefits from a fantastic walk-in pantry (2.00m x 1.61m) and ample room for a dining table. Doors lead through to the conservatory, enhancing natural light and flow.

### Conservatory

12'9" x 8'11" (3.89 x 2.74)

A bright conservatory with tiled flooring and UPVC construction, offering durability and low maintenance. Side doors provide direct access to the garden, creating a seamless indoor-outdoor connection.

### Landing

8'10" x 6'0" (2.71 x 1.85)

Loft access which has a pull down ladder, light and is boarded for storage. Doors leading to all upstairs accommodation.

### Bedroom 1

12'7" x 8'6" (3.84 x 2.61)

A light and bright double bedroom with a front aspect window, featuring built-in fitted wardrobes

for ample storage. The room benefits from direct access to a private shower room, creating a comfortable and convenient bedroom.

### En-Suite

8'6" x 3'1" (2.61 x 0.94)

A modern three-piece suite comprising a shower, wash basin, and WC, finished with tiled walls and flooring for a sleek, easy-to-maintain look.

### Bedroom 2

9'4" x 8'6" (2.85 x 2.61)

A rear aspect bedroom, bright and well maintained, ideal for children.

### Bedroom 3

9'5" x 6'0" (2.88 x 1.85)

A single bedroom with laminate flooring and a front aspect window.

### Bathroom

6'0" x 5'11" (1.85 x 1.81)

A three-piece suite comprising bath, wash basin, and WC, with a rear aspect window providing natural light and ventilation.

### Gardens and Driveway

Low-maintenance gardens to the front, side, and rear of the property. Steps lead up to the private raised garden area with a gate leading to the private driveway allowing space for two cars.

### Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 970

Leasehold Annual Ground Rent Amount £35.00

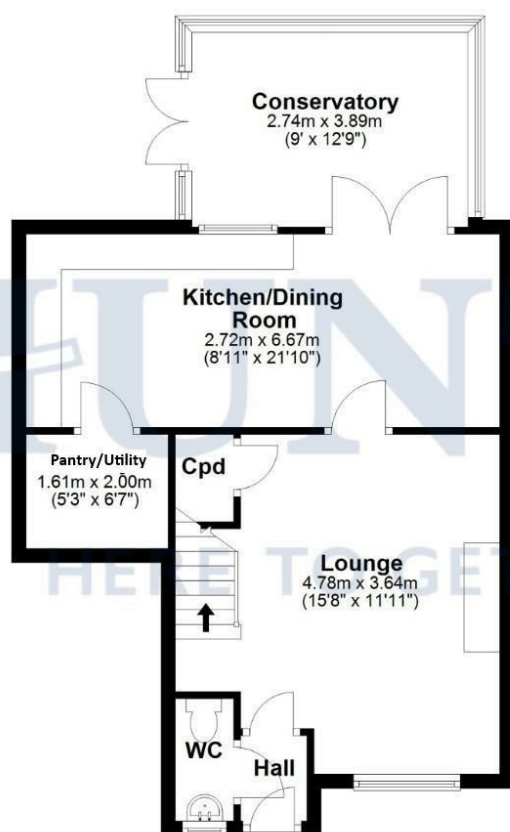
Council Tax Banding; ROCHDALE COUNCIL  
BAND B



# Floorplan

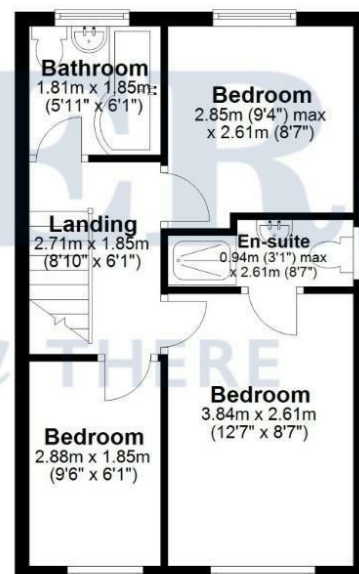
## Ground Floor

Approx. 56.3 sq. metres (605.6 sq. feet)



## First Floor

Approx. 34.7 sq. metres (373.5 sq. feet)



Total area: approx. 91.0 sq. metres (979.1 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.

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



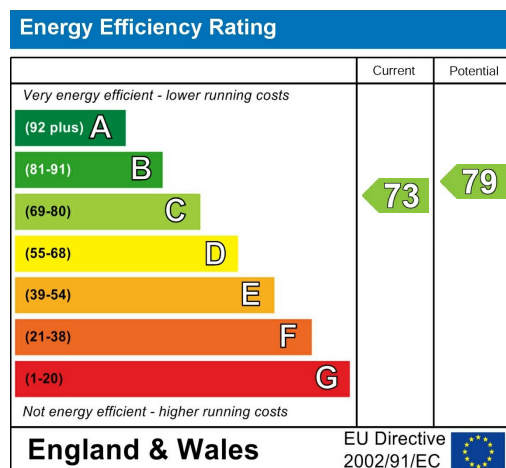








## Energy Efficiency Graph

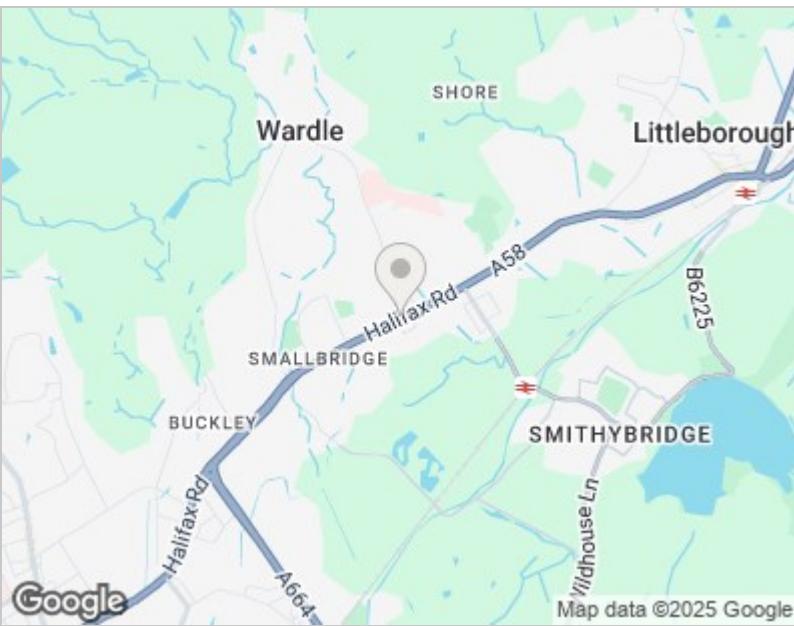


## Viewing

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.

85 Church Street, Littleborough, OL15 8AB  
Tel: 01706 390 500 Email: [littleborough@hunters.com](mailto:littleborough@hunters.com)  
<https://www.hunters.com>

