



## Birch Hill Crescent

Rochdale, OL12 9QF

£230,000



- TRUE STYLE BUNGALOW
- LIGHT AND AIRY ACCOMMODATION
- GENEROUS GARDEN DRIVE AND GARAGE
- VIEWING HIGHLY RECOMMENDED
- COUNCIL TAX BAND B

- TWO BEDROOMS
- SOUGHT AFTER RESIDENTIAL LOCATION
- SOLD WITH NO ONWARD CHAIN
- EPC C
- LEASEHOLD

# Birch Hill Crescent

Rochdale, OL12 9QF

£230,000



A delightful and spacious two-bedroom semi-detached true bungalow, set in a popular and sought-after location among similar homes. Bathed in natural light and offering a bright, airy feel throughout, this property is perfect for those looking to downsize without compromising on space.

Conveniently located close to local amenities and with excellent bus links into Littleborough and Rochdale, it offers both comfort and convenience.

The accommodation, offered with no onward chain, comprises: a welcoming entrance hall, a light and airy lounge, kitchen, two generous double bedrooms, and a bathroom. Outside, there is a good-sized garden, driveway, and garage. A Viewing is highly recommended to fully appreciate this lovely home.

### Entrance Hall

10'0" x 5'3" (3.05 x 1.62)

A welcoming and light-filled vestibule and hallway, providing a bright first impression of the home. Features include loft access and a practical layout that leads seamlessly to the lounge and the bedrooms.

### Lounge

14'5" x 12'7" (4.40 x 3.86)

A bright and spacious lounge, featuring a large bay window that floods the room with natural light, creating a warm and inviting space to relax or entertain.

### Kitchen

7'6" x 12'7" (2.30 x 3.86)

A functional kitchen with a range of base and eye-level units, offering ample space for appliances. Although slightly dated, it presents great potential to modernize. A window and door provide natural light and direct access to the rear garden.

### Bedroom 1

11'8" x 10'9" (3.56 x 3.30)

A generous double bedroom featuring fitted wardrobes with sliding doors and a rear-aspect window, allowing plenty of natural light. The room also houses the boiler, discreetly positioned within the wardrobe.

### Bedroom 2

8'3" x 10'9" (2.52 x 3.30)

A comfortable second double bedroom with a front-aspect window, filling the room with natural light, and a built-in wardrobe providing convenient storage.

### Bathroom

7'6" x 5'3" (2.30 x 1.62)

A well-proportioned bathroom comprising a three-piece suite, including a WC, built-in wash hand basin, and bath with an overhead shower. Features include a heated towel rail and a

rear-aspect window providing natural light and ventilation.

### Gardens

The property benefits from both front and rear gardens. The front features a neat lawn, while the rear offers a good-sized private outdoor space with a lawn and paved patio – perfect for relaxing or entertaining.

### Drive and Garage

The property offers a driveway providing convenient off-road parking, alongside a single garage with an up-and-over door for secure storage or additional parking.

### Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 934

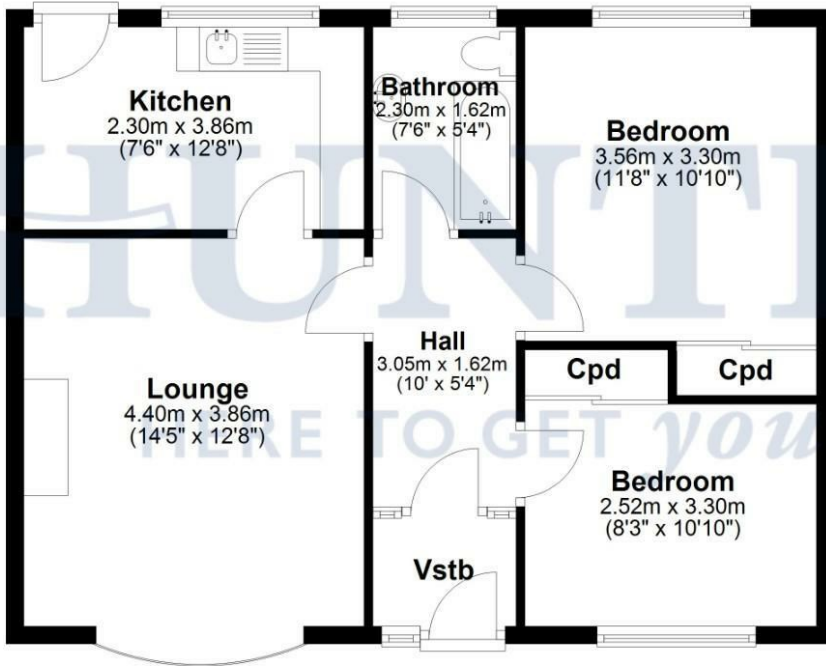
Leasehold Ground Rent Amount: £10.00

Council Tax Banding; ROCHDALE COUNCIL BAND B

# Floorplan

## Ground Floor

Approx. 61.3 sq. metres (660.0 sq. feet)



## Outbuilding

Approx. 12.5 sq. metres (134.1 sq. feet)



Total area: approx. 73.8 sq. metres (794.1 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.

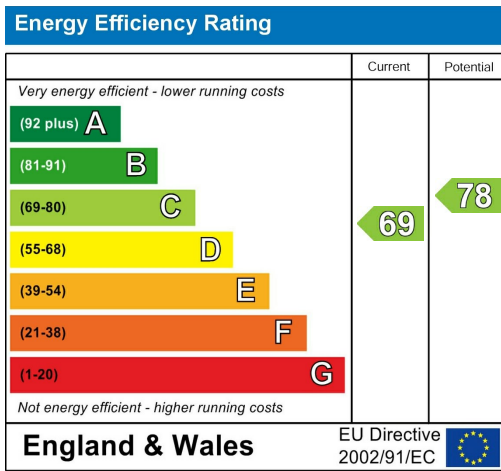
Created by EveryCloud Photography on behalf of Hunters Littleborough  
Plan produced using PlanUp.







### 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>

