



## West Street

Milnrow, Rochdale, OL16 3BL

£200,000



- NEWLY RENOVATED SEMI DETACHED
- NEW MODERN KITCHEN AND BATHROOM
- ENCLOSED YARD
- SOLD WITH NO CHAIN
- EPC RATING D

- TWO RECEPTIONS ROOMS
- THREE BEDROOMS
- OPEN ASPECT VIEW
- COUNCIL TAX BAND B
- LEASEHOLD

# West Street

Milnrow, Rochdale, OL16 3BL

£200,000



A double-fronted, newly renovated property situated in a popular location within Milnrow, conveniently positioned close to local shops, schools and excellent transport links.

The accommodation is light and bright throughout and briefly comprises an entrance hall, lounge, separate dining room, and a newly installed modern kitchen, with the added benefit of a useful cellar room.

To the first floor are three well-proportioned bedrooms, a modern four-piece family bathroom suite, and a separate WC. Externally, benefitting from a yard to the rear.

The property has been comprehensively upgraded, including a new boiler, full re-wire, and new windows and doors, offering peace of mind to prospective buyers. The home also enjoys an open aspect outlook.

Offered for sale with no onward chain, this impressive property must be viewed to fully appreciate the size, finish and standard of accommodation on offer. Viewing is highly recommended.

### Lounge

13'5" x 13'3" (4.09m x 4.03m)

This charming lounge offers a bright and airy space, perfect for relaxing or entertaining. It features a large window that lets in plenty of natural light, creating a welcoming atmosphere.

### Dining Room

13'5" x 12'1" (4.09m x 3.68m)

A generous dining room adjacent to the lounge with a large front-facing window, which fills the room with natural light.

### Kitchen

8'3" x 15'9" max (2.50m x 4.81m max)

The kitchen is thoughtfully designed with a modern range of wall and base units, complemented by wood-effect worktops and a white tiled splashback. It includes integrated appliances such as an oven, hob and sink, as well as space for a freestanding fridge, freezer and plumbing for a washing machine.

### Hall

A bright and welcoming hallway provides access to the ground floor rooms and stairs to the first floor.

### Bedroom 1

13'5" x 13'3" max (4.09m x 4.03m max)

A spacious double bedroom enjoys two windows that provide stunning views of open fields, filling the room with light.

### Bedroom 1

10'2" x 8'9" (3.11 x 2.66)

A further double bedroom is filled with natural light from a large window.

### Bedroom 3

9'6" x 8'4" (2.90m x 2.53m)

The smallest of the three bedrooms with an window to the front elevation.

### Bathroom

8'3" x 12'5" max (2.50m x 3.78m max)

The bathroom is a sleek and modern space featuring a freestanding bathtub, a walk-in shower with black-framed glass screens, and a vanity unit with a wash basin. The contemporary design is enhanced by wall tiles and wood-effect flooring, alongside a statement wood panel feature wall with subtle lighting, creating a stylish and inviting atmosphere.

### WC

A separate WC is conveniently located on the first floor, finished in a simple, clean style with white walls and a small frosted window providing natural light.

### Rear Yard

To the rear of the property, a paved courtyard garden (with access allowed for the neighbouring property) is enclosed by contemporary horizontal wooden slat fencing.

### Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 844

Leasehold Annual Ground Rent Amount  
£3.5s.0d

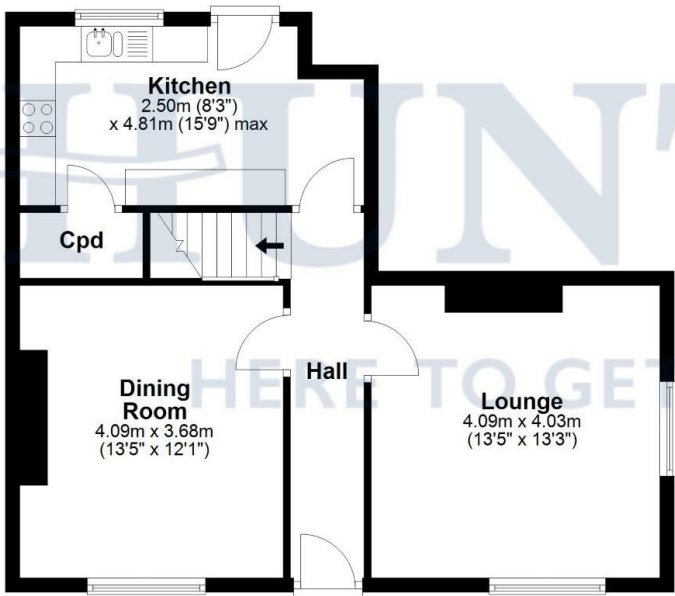
Council Tax Banding; ROCHDALE COUNCIL  
BAND B



Floorplan

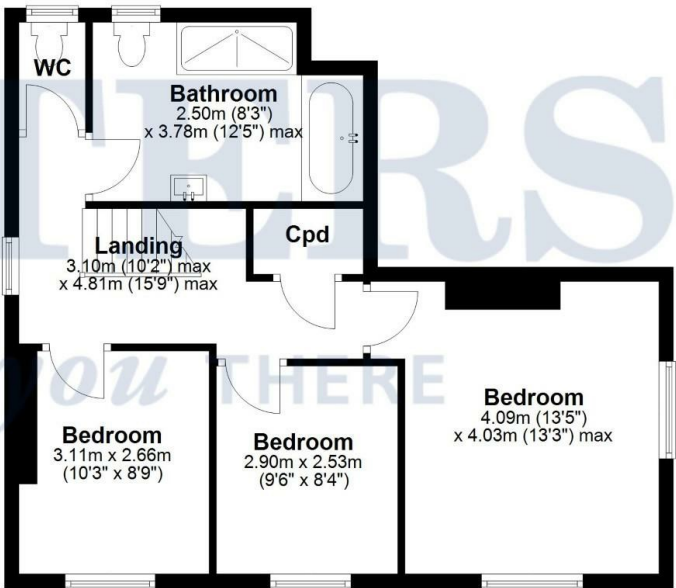
Ground Floor

Approx. 53.4 sq. metres (574.3 sq. feet)



First Floor

Approx. 53.4 sq. metres (574.3 sq. feet)



Total area: approx. 106.7 sq. metres (1148.5 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.

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Plan produced using PlanUp.

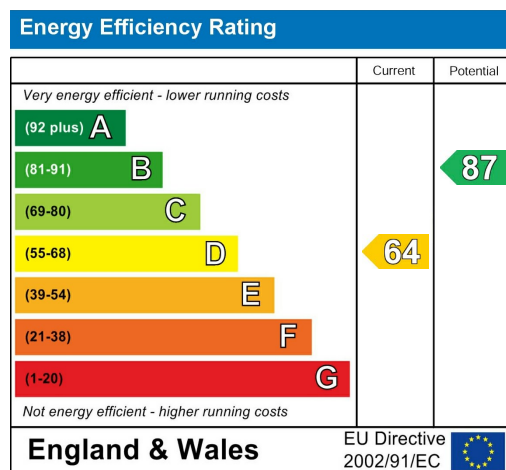








## Energy Efficiency Graph

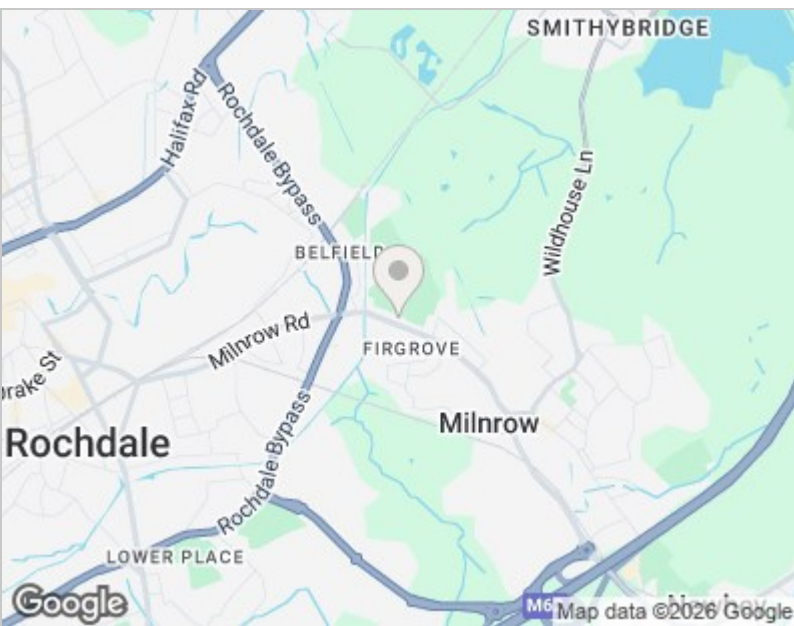


## Viewing

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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