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# Windham Street

Rochdale, OL16 2PY

£265,000

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- NO ONWARD CHAIN
- BUILT IN 2016
- SPACIOUS OPEN-PLAN LIVING
- COUNCIL TAX BAND B
- EPC RATING C
- THREE-BEDROOM DETACHED BUNGALOW
- BEAUTIFULLY PRESENTED THROUGHOUT
- BEAUTIFUL GARDENS & AMPLE PARKING
- LEASEHOLD

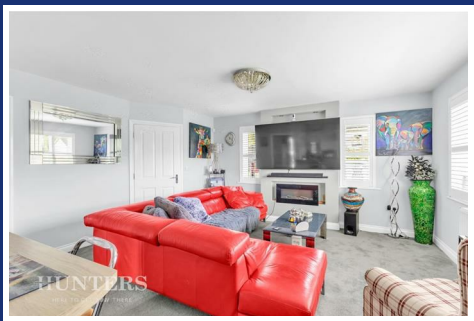
# Windham Street

## Rochdale, OL16 2PY

## £265,000







Hunters Estate Agents are delighted to present this beautifully maintained, three-bedroom detached bungalow, offered for sale with NO ONWARD CHAIN. Built in 2016 and situated within a small, select development of similar properties, this attractive stone-built home offers spacious and versatile accommodation, finished to a high standard with quality fixtures and fittings throughout.

Enjoying a peaceful setting, the property is conveniently positioned for local amenities and regular bus services connecting to Rochdale, Milnrow and Littleborough.

The accommodation briefly comprises a welcoming entrance hall, leading into a spacious, light and airy open-plan lounge and modern fitted kitchen, creating a wonderful space for both everyday living and entertaining. There are two ground-floor bedrooms, currently utilised as a separate sitting room and home office, together with a stylish, modern shower room.

To the first floor is an impressively spacious double bedroom, benefiting from its own en-suite WC, providing a private and comfortable retreat.

Externally, the property enjoys excellent kerb appeal, with an attractive, beautifully maintained lawned garden and a generous driveway providing ample off-road parking. The delightful outdoor space offers a lovely setting to relax, entertain and enjoy the pleasant outlook.

Offering flexible accommodation, modern comforts and the convenience of bungalow living, this superb home is ideally suited to a variety of purchasers, particularly those looking to downsize without compromising on space.

Offered for sale with NO ONWARD CHAIN, early viewing is highly recommended to fully appreciate the quality, space and attractive setting this wonderful home has to offer.

## Hall
A welcoming and practical space to greet visitors and drop off essentials.

## Lounge & Kitchen
22'3" x 16'2" (6.78m x 4.94m)
A beautifully presented, spacious open-plan lounge and kitchen, enjoying an abundance of natural light through multiple windows fitted with stylish plantation shutters. The generous lounge area features a contemporary wall-mounted electric fire, while the modern fitted kitchen offers a range of grey wall and base units, complementary worktops, integrated appliances and a breakfast bar. A wonderful space for both relaxing and entertaining.

## Inner Hallway
This well-lit hallway leads from the lounge and kitchen towards the bedrooms and bathroom.

## Bedroom 2
12'4" x 11'1" (3.76m x 3.37m)
A spacious and versatile ground-floor double bedroom, currently utilised as a comfortable sitting room. Featuring a stylish feature wall, central heating radiator and French doors providing plenty of natural light and direct access to the rear garden.

## Bedroom 3
12'11" x 9'1" (3.94m x 2.77m)
Currently being used as a home office, but a good size third bedroom providing versatile space. With a window to the side aspect.

## Shower Room
7'11" x 6'5" (2.41m x 1.95m)
The shower room is finished with light tiles and includes a walk-in shower with a glass screen, a white sink with storage beneath, and a modern toilet. A window allows natural light and ventilation into the space, contributing to a clean and fresh feel.

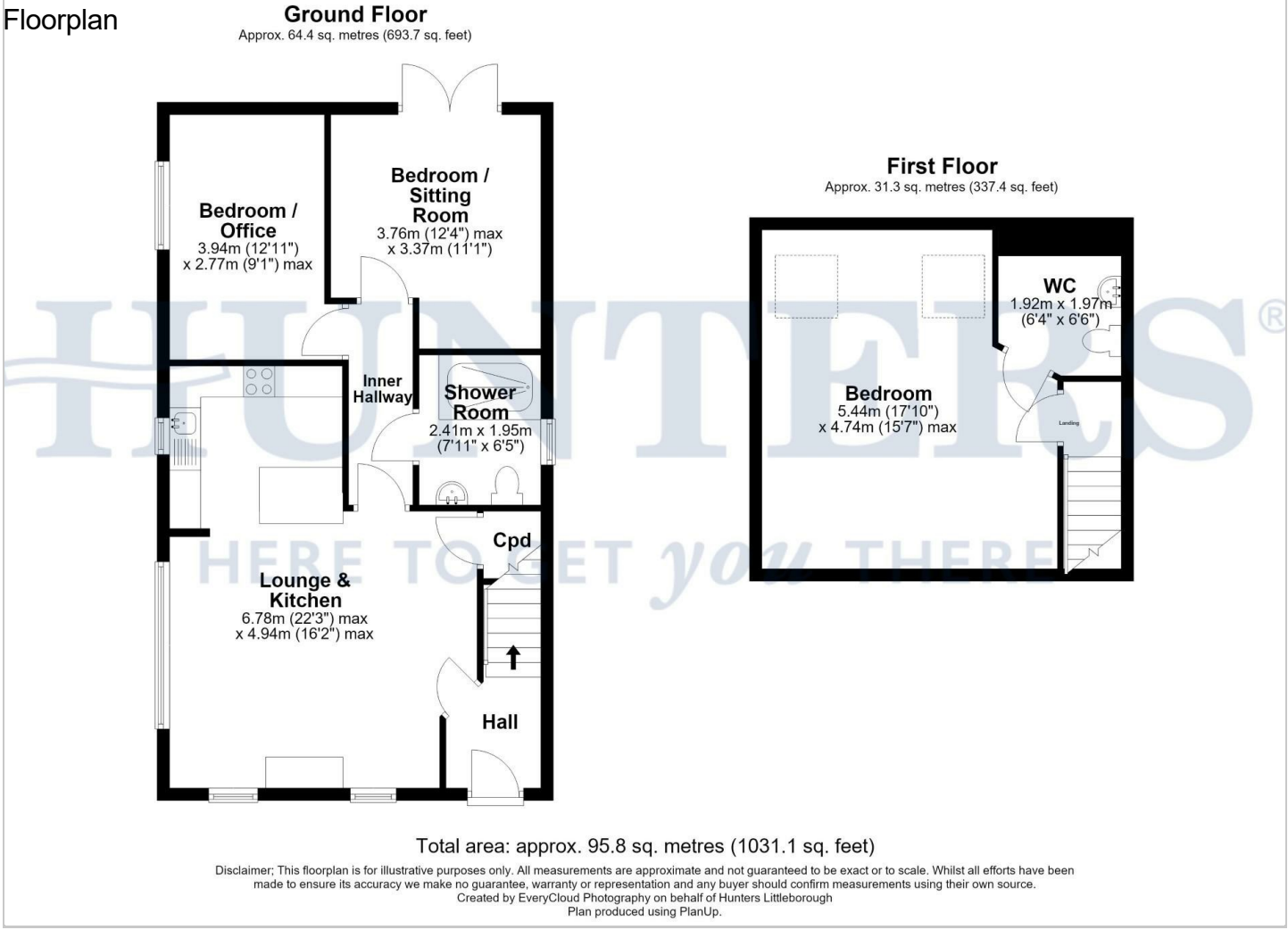
## Bedroom 1
17'10" x 15'7" (5.44m x 4.74m)
A spacious double bedroom featuring a range of built-in wardrobes, additional eaves storage, and a skylight, creating a bright and airy retreat.

## En-Suite WC
6'4" x 6'6" (1.92m x 1.97m)
The separate WC on the first floor is small but functional, featuring a toilet and pedestal sink.

## Rear Garden
The rear garden is an inviting outdoor space featuring a paved patio area sheltered by a pergola with a transparent roof, ideal for alfresco dining or relaxing in any weather. The garden is neatly enclosed with fencing and includes well-maintained lawn areas bordered by flowerbeds, creating a private and colourful setting for outdoor enjoyment and gatherings.

## Material Information - Littleborough
Tenure Type; LEASEHOLD
Leasehold Years remaining on lease; 240
Leasehold Ground Rent Amount: £175, can increase every 10 years by £50.
Council Tax Banding; Rochdale Council Band B

Floorplan




Total area: approx. 95.8 sq. metres (1031.1 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.

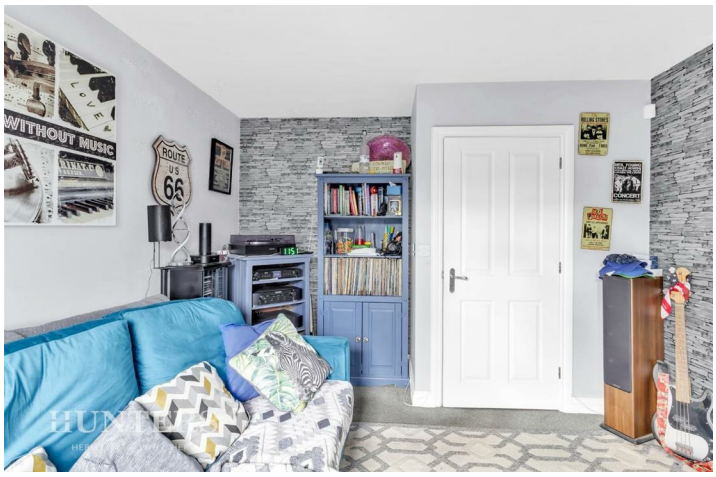






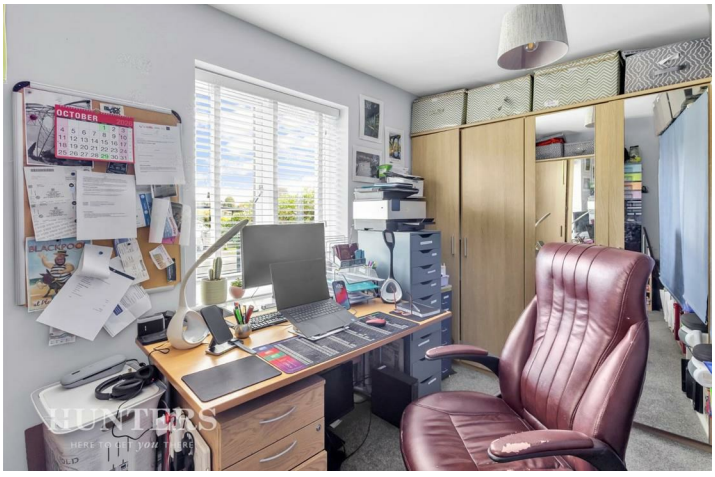





WITHOUT MUSIC
ROUTE 66







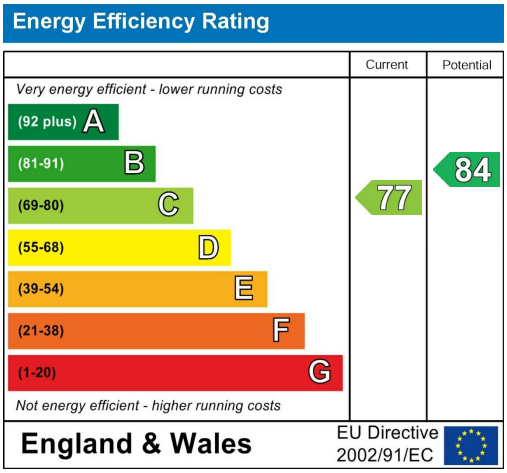


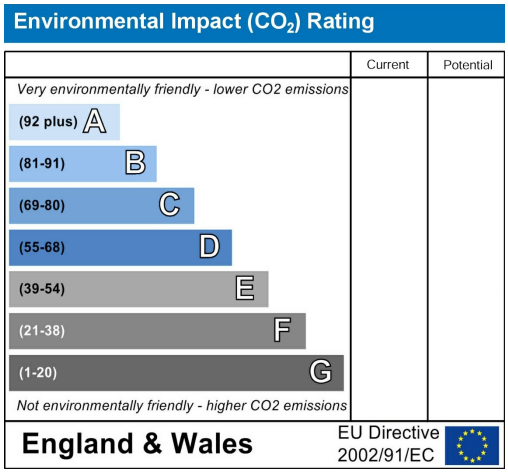







## Energy Efficiency Graph




## 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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