



## Egremont Road

Milnrow, Rochdale, OL16 4EP

£245,000

- SEMI DETACHED DORMER BUNGALOW
- TWO FURTHER BEDROOMS TO THE FIRST FLOOR
- KITCHEN AND SEPARATE DINING ROOM
- FREEHOLD
- EPC RATING C



- DOWNSTAIRS BATHROOM AND MASTER BEDROOM
- LOUNGE WITH LOG BURNER
- BEAUTIFUL GARDENS AND DRIVEWAY
- COUNCIL TAX BAND C

# Egremont Road

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£245,000



This spacious and well-maintained three-bedroom dormer bungalow offers versatile living accommodation, perfect for families, downsizers, or anyone seeking comfortable single-level living with the added benefit of upper-floor bedrooms.

The property features an inviting entrance hall, two generous reception rooms, a well-appointed kitchen, and a ground floor bathroom. The lounge features a log burner that adds warmth and character—perfect for cosy evenings. With double glazing throughout and a gas central heating boiler (installed approx. 3 years ago), the home provides comfort and energy efficiency all year round.

Externally, the bungalow is set on a good-sized plot with a beautifully maintained rear garden, ideal for relaxing or entertaining. A front garden and driveway provide attractive kerb appeal and off-road parking.

Conveniently located in a highly sought-after area, the property benefits from excellent transport links, with the M62 motorway, tram stop, and bus routes all easily accessible. Supermarkets, local amenities, and reputable schools are also close by, making this an ideal location for a wide range of buyers.

Early viewing is highly recommended to fully appreciate the space, charm, and potential this lovely home has to offer.



### Entrance Hall

The property is entered through a vestibule, leading into a welcoming hallway with doors providing access to all ground floor accommodation. This central space sets the tone for the well-planned layout throughout the home.

### Lounge

14'6" x 14'4" (4.42 x 4.38)

A bright and inviting living space featuring a log burner set within the chimney breast, creating a warm and cosy focal point. A large front-facing window allows plenty of natural light to flood the room, while stairs to the first floor lead neatly from this area, adding to the room's character and functionality.

### Dining Room

10'1" x 9'6" (3.08 x 2.91)

A separate room, ideal for family with ample space for a dining table. A rear-facing window offers pleasant views over the beautifully maintained garden, filling the room with natural light.

### Kitchen

10'11" x 9'8" (3.34 x 2.96)

Fitted with a range of base and eye-level units, the kitchen includes a built-in oven, microwave, induction hob, and integrated fridge freezer, with additional space and plumbing for a washing machine. A window and door to the rear garden provide natural light and convenient access to the outdoor space.

### Bedroom 1

12'10" x 10'9" (3.93 x 3.28)

A spacious ground floor double bedroom featuring a large front-facing window that fills the room with natural light. Ideal as a main bedroom or guest room, offering comfort and versatility.

### Bathroom

6'6" x 5'5" (2.00 x 1.67)

A downstairs bathroom with a white three piece suite comprising of a low level WC, wash hand basin and panelled bath. With tiled walls and a heated towel radiator. A window to the rear

provides light and ventilation.

### Landing

Providing access to the first-floor accommodation, the landing benefits from a rear-facing window, allowing natural light to brighten the space. Additional features include eaves storage and a built-in cupboard housing the boiler, offering practical and discreet storage solutions.

### Bedroom 2

14'0" x 11'3" (4.28 x 3.45)

A spacious double bedroom featuring dual-aspect windows, offering an open outlook and allowing plenty of natural light to fill the room. This bright and airy space is ideal as a main or guest bedroom.

### Bedroom 3

10'3" x 7'2" (3.14 x 2.20)

A good-sized single bedroom with a front-facing window, providing a bright and comfortable space perfect for a child's room, study, or guest accommodation.

### Gardens and Driveway

To the front, the property features a well-maintained lawn bordered by established plants and shrubs, alongside an impressed concrete driveway providing off-road parking for two to three cars. The rear garden is a true highlight, boasting a beautifully landscaped space with a paved patio, raised vegetable and flower beds, a garden shed, and a greenhouse. Additional benefits include rear gate access and a side access path, offering practicality and privacy.

### Material Information - Littleborough

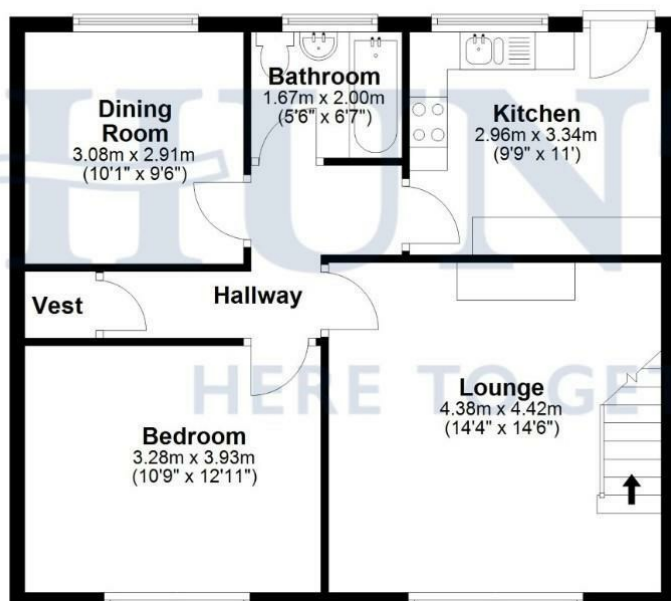
Tenure Type; FREEHOLD

Council Tax Banding; ROCHDALE COUNCIL  
BAND C

# Floorplan

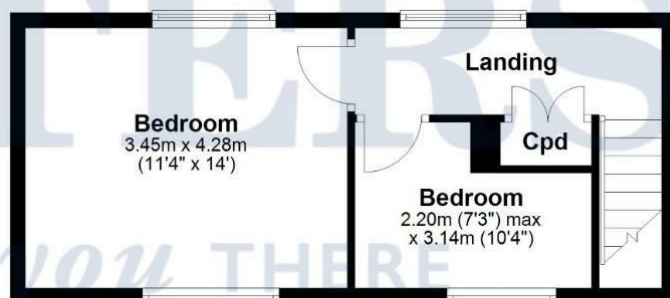
## Ground Floor

Approx. 62.9 sq. metres (676.8 sq. feet)



## First Floor

Approx. 29.2 sq. metres (314.2 sq. feet)



Total area: approx. 92.1 sq. metres (991.0 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.



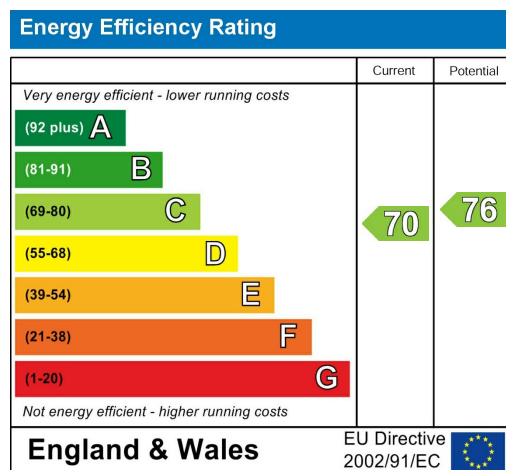








## Energy Efficiency Graph

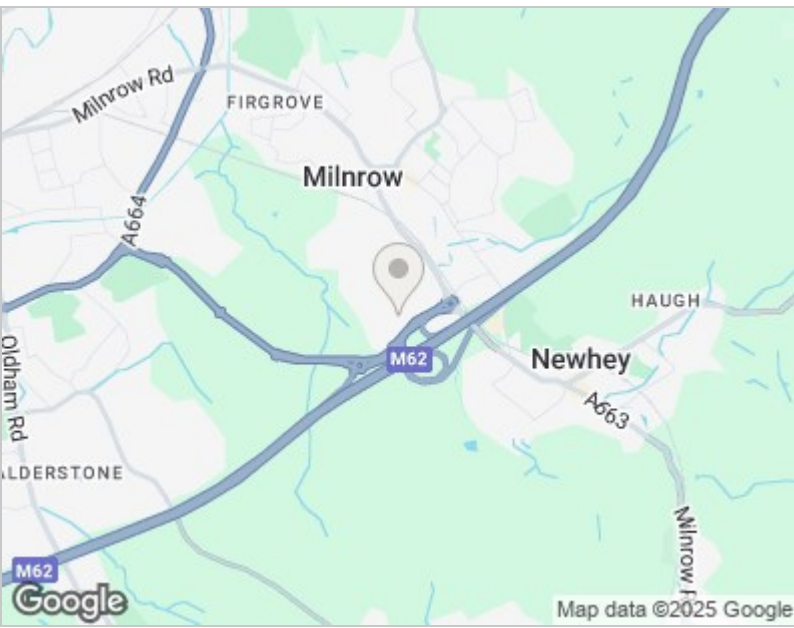


## Viewing

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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