

HUNTERS[®]

HERE TO GET *you* THERE



Princess Avenue

Great Howarth, Rochdale, OL12 9HT

£230,000



- DECEPTIVELY SPACIOUS
- CUL-DE-SAC POSITION
- GENEROUS GARDENS
- CONVENIENT LOCATION
- EPC RATING D

- THREE BEDROOM SEMI DETACHED
- MODERN KITCHEN WITH LOG BURNER
- DRIVE AND GARAGE
- COUNCIL TAX BAND B

Tel: 01706 390 500

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£230,000



Tucked away in a quiet cul-de-sac, this beautifully presented three-bedroom semi-detached home offers the perfect combination of modern style and practical family living. Tastefully decorated throughout, the property is ideal for growing families seeking spacious and versatile accommodation in a convenient location.

At the heart of the home is a stunning open-plan dining kitchen and lounge area, designed to create a bright and sociable living space perfect for everyday family life and entertaining alike. The modern kitchen is complemented by a charming feature log burner, adding warmth and character to the room.

Upstairs, there are three generously sized bedrooms and a well-appointed family bathroom. The property further benefits from an attached garage providing excellent storage or additional parking, alongside off-road parking for added convenience.

Externally, the home boasts good-sized gardens to both the front and rear, offering plenty of outdoor space for children, relaxing, or keen gardeners to enjoy.

Ideally situated within easy reach of well-regarded primary and secondary schools, the property also benefits from excellent transport links to Rochdale and Littleborough, making commuting and travel straightforward.

Early viewing is highly recommended to fully appreciate everything this fantastic family home has to offer.

Entrance Hall

9'4" x 8'10" (2.85 x 2.70)

A welcoming entrance hall with stairs leading to the first floor, providing a functional introduction to the home.

WC

A convenient ground-floor WC featuring a wash hand basin and WC, offering practicality within this family home.

Kitchen Diner

21'9" x 9'10" (6.63 x 3.00)

A recently installed modern kitchen featuring high-quality integrated appliances, including a fridge freezer, dishwasher, oven, microwave, and induction hob. A log burner adds warmth and character, while there is space for a dining table. The kitchen benefits from windows and doors leading to the rear garden adding plenty of natural light, as well as an internal door providing access to the garage.

Lounge

12'2" x 12'1" (3.71 x 3.69)

Flowing seamlessly from the modern kitchen, this spacious area features a charming bay window, allowing plenty of natural light to fill the space. Perfect for entertaining, or relaxing in a stylish and functional setting.

Landing

Bedroom 1

12'2" x 12'1" (3.71 x 3.69)

A spacious and well-lit double bedroom featuring a front aspect window, allowing for plenty of natural light. A comfortable and inviting space, ideal for relaxation.

Bedroom 2

12'1" x 9'10" (3.69 x 3.00)

A well-proportioned double bedroom featuring a built-in wardrobe for ample storage and a rear aspect window, providing pleasant views and natural light.

Bedroom 3

9'4" x 6'5" (2.85 x 1.97)

A comfortable single bedroom with a rear aspect window, providing natural light and a pleasant view. Ideal as a child's room, home office, or guest space.

Bathroom

9'4" x 5'9" (2.85 x 1.77)

A white three-piece suite, offering a stylish and functional space. Includes a bath, wash hand basin, and WC, designed with comfort and convenience in mind.

Garage

A spacious garage equipped with power and lighting, offering excellent storage or workspace potential. Features an internal door providing direct access to the kitchen for added convenience.

Gardens and Driveway

The property benefits from well-maintained front and rear gardens, featuring lawns for outdoor enjoyment. A driveway provides ample off-road parking, ensuring convenience for two large vehicles.

Material Information - Littleborough

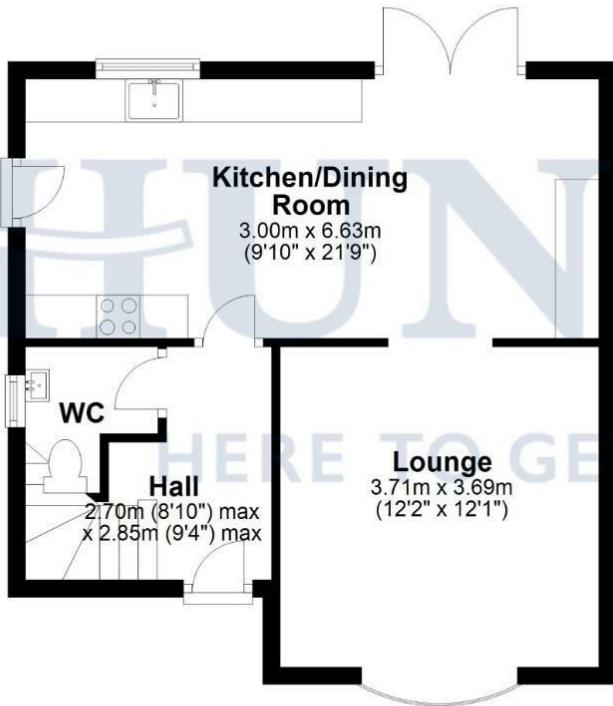
Tenure Type; FREEHOLD

Council Tax Banding; ROCHDALE COUNCIL BAND B

Floorplan

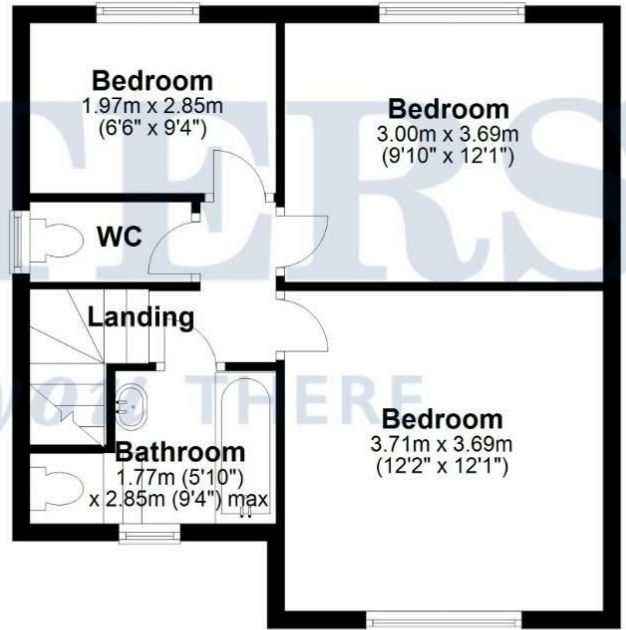
Ground Floor

Approx. 42.3 sq. metres (455.8 sq. feet)



First Floor

Approx. 42.2 sq. metres (453.9 sq. feet)

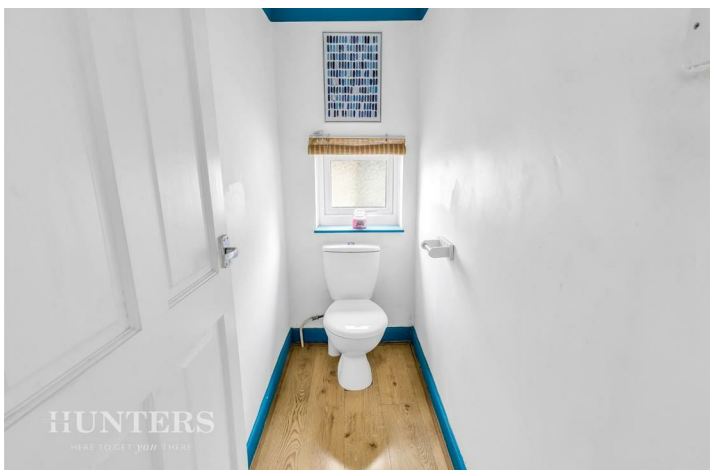


Total area: approx. 84.5 sq. metres (909.7 sq. feet)

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.

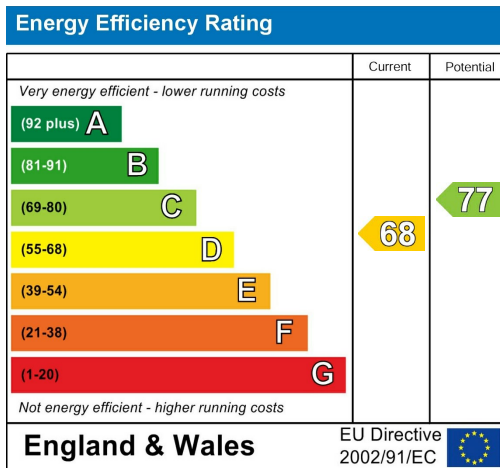
Created by EveryCloud Photography on behalf of Hunters Littleborough
Plan produced using PlanUp.







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.

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