

HUNTERS[®]

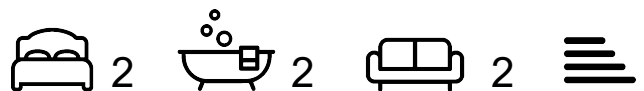
HERE TO GET *you* THERE



Ladyhouse Lane

Milnrow, Rochdale, OL16 4EQ

Offers In Excess Of £295,000



- FULLY RENOVATED TO A HIGH STANDARD IN 2020
- TWO BEDROOMS TWO BATHROOMS
- MODERN KITCHEN WITH QUALITY BUILT IN APPLIANCES
- DRIVEWAY, GARAGE AND EV CHARGING POINT
- COUNCIL TAX BAND C
- SEMI DETACHED BUNGALOW
- TWO RECEPTION ROOMS
- LOW MAINTENANCE GARDENS WITH BAR AREA
- LEASEHOLD
- EPC RATING TBC

Tel: 01706 390 500

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Offers In Excess Of £295,000



Situated in a highly sought after location within the heart of Milnrow village, this beautifully presented semi-detached bungalow offers stylish, ready to move into accommodation that has been lovingly renovated to a high standard throughout.

Extensively enhanced in 2020, this exceptional property has undergone a comprehensive programme of refurbishment, resulting in a beautifully finished home both inside and out. Improvements include a new roof, upgraded heating system, replacement windows and front door, as well as new fascias with integrated under-lighting.

The interior and exterior have been fully renovated to an excellent standard, complemented by thoughtfully landscaped gardens that create an inviting outdoor space. Throughout, the property is finished with high-quality fixtures and fittings, reflecting careful attention to detail.

The accommodation briefly comprises an inviting entrance hall, a spacious lounge featuring an attractive fireplace and charming shutters to the windows, a modern fitted kitchen with a range of quality built in appliances, and a bright and versatile sun room currently used as a dining room, complete with built in storage.

There is a well proportioned double bedroom to the ground floor with a bay window and shutters, along with a contemporary shower room. To the first floor, there is a further light and airy double bedroom benefiting from its own modern en-suite shower room.

Externally, the property is equally impressive with a driveway, garage, EV charging point, and a beautifully landscaped low maintenance garden designed for both relaxation and entertaining, including a dedicated bar area.

Occupying a prime position within central Milnrow, the property is ideally placed for a range of local amenities, shops, transport links and excellent access to the M62 motorway network.

Viewing is highly recommended to fully appreciate the quality, finish and superb location of this exceptional home.

Hallway

11'11" x 12'6" (3.64m x 3.82m)

This welcoming hallway greets you with polished wooden floor and neutrally decorated, creating a bright and airy entrance. Benefitting from built in storage under the stairs.

Lounge

13'6" x 13'6" (4.12m x 4.12m)

The lounge offers a spacious and light-filled environment with a large window to the front. The room benefits from wood-effect flooring and a striking fireplace featuring a stone hearth and a wooden beam mantelpiece, creating a warm focal point.

Kitchen

11'11" x 12'6" (3.64m x 3.82m)

The kitchen is thoughtfully designed with a range of wall and base units, contrasted by white tiled splashbacks and worksurfaces. It features modern integrated appliances including an oven, microwave, hob, dishwasher and washing machine, as well as space for a freestanding American style fridge freezer. The parquet-style flooring extends through the space, which is brightened by recessed ceiling lights and natural light from a window above the sink.

Dining Room

11'2" x 10'7" (3.41m x 3.23m)

The dining room is a bright and welcoming space, comprising of built in useful storage cupboards, with space for a large dining room table. The dining room seamlessly flows into a light conservatory area.

Conservatory/ Sitting Room

8'10" x 10'7" (2.69m x 3.23m)

The conservatory offers a peaceful and inviting sitting area, with elegant French doors opening onto the garden. It features a double-glazed roof fitted with Planitherm Total+ glass, providing solar control and self-cleaning glass. Expansive windows allow natural light to pour in, creating a bright and airy atmosphere—perfect for relaxing or enjoying views of the garden.

Bedroom

9'10" x 9'7" (3.01m x 2.93m)

The bedroom on the ground floor is bright and welcoming double bedroom with a large window to the front elevation.

Shower Room

7'0" x 6'7" (2.14m x 2.00m)

The shower room on the ground floor is contemporary and stylish with full-height white marble-effect tiles and a

large walk-in shower with a glass door. It also includes a modern low level WC, a hand basin, a heated mirror with back light and a frosted window to provide light and privacy.

Bedroom 2

11'7" x 10'2" (3.52m x 3.11m)

This bright and airy bedroom on the first floor benefits from a large dormer window that fills the space with natural light, and plenty of room for furnishings. The room leads to a compact en-suite bathroom for added convenience.

En-suite Bathroom

5'11" x 5'11" (1.81m x 1.81m)

The en-suite bathroom is finished with clean, white tiling featuring a subtle marble effect. It offers a modern white suite including a compact basin unit and low level WC and bath, with a skylight window allowing for natural light.

Outbuilding/ Bar

12'10" x 9'5" (3.91m x 2.87m)

A fantastic outbuilding, currently set up as a bar, making it the perfect space for entertaining, however perfect for a variety of uses including home gym and office.

Gardens

The rear garden is beautifully maintained with a mix of artificial lawn and paved seating areas. A decking area provides an ideal spot for outdoor entertaining, while mature plants and vertical greenery along the fences add interest and privacy. The garden also benefits from a useful outbuilding and a detached garage with secure access.

Garage and Parking

A larger than average garage with an over and over door, and access via the door to the side. A paved driveway can be located in front of the garage.

Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 963

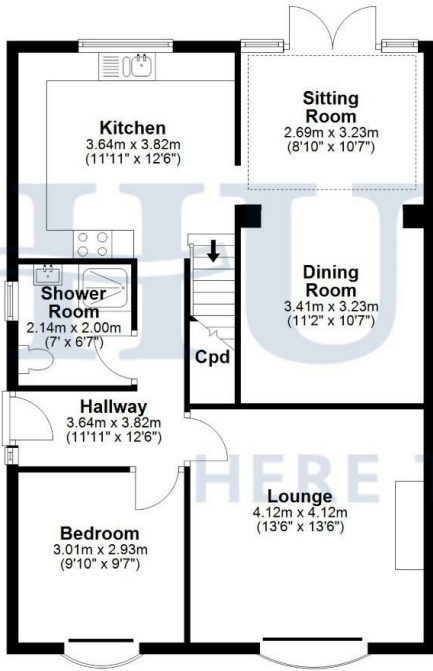
Leasehold Annual Service Charge Amount £10.00

Council Tax Banding; ROCHDALE COUNCIL BAND C

Floorplan

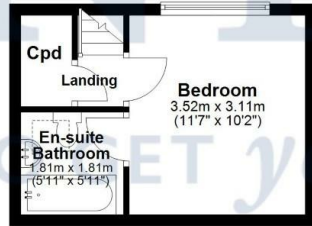
Ground Floor

Approx. 75.0 sq. metres (807.6 sq. feet)



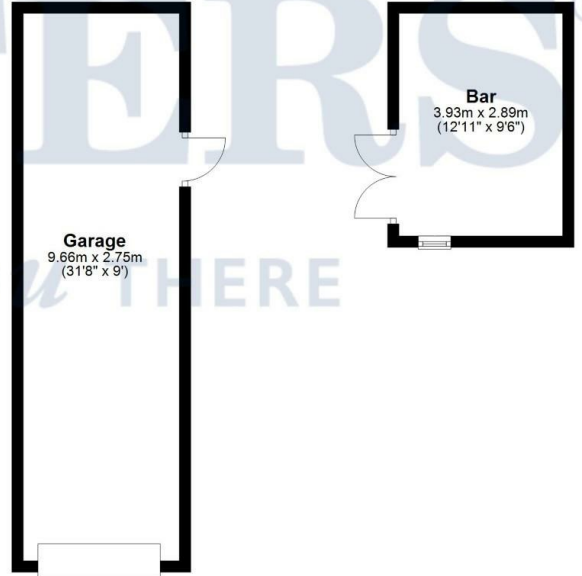
First Floor

Approx. 17.7 sq. metres (190.1 sq. feet)



Outbuildings

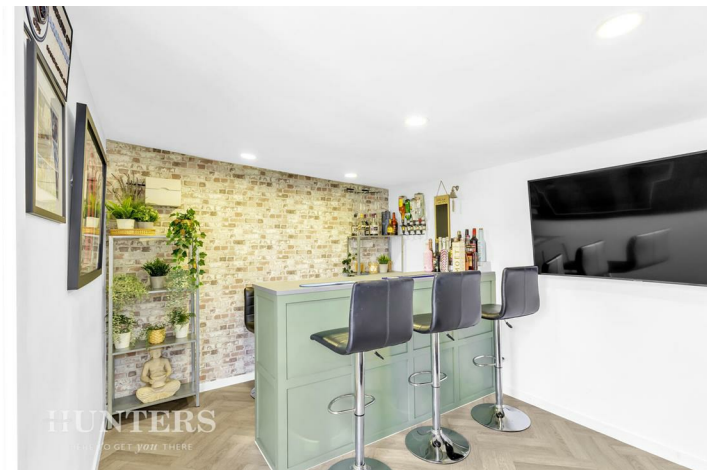
Approx. 37.9 sq. metres (408.5 sq. feet)



Total area: approx. 130.6 sq. metres (1406.1 sq. feet)

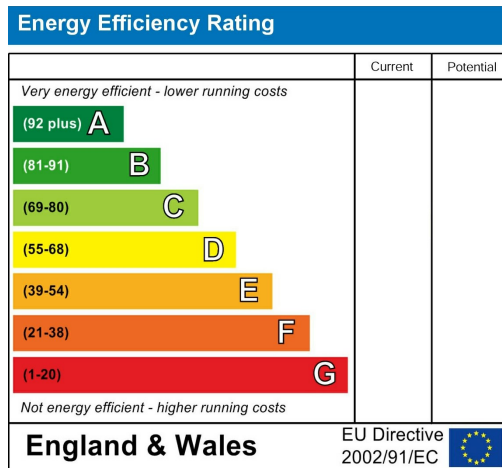
Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own 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.

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