



**HUNTERS®**  
HERE TO GET *you* THERE

## Rochdale Road, Milnrow

- IMPOSING PERIOD STONE PROPERTY
- THREE RECEPTION ROOMS
- CELLAR ROOMS
- BEAUTIFUL GARDENS
- COUNCIL TAX BAND E
- FIVE BEDROOMS
- DINING KITCHEN
- LARGE DETACHED GARAGE WITH EXTENSIVE OFF ROAD PARKING
- FREEHOLD
- EPC RATING F

**Offers In Excess Of £425,000**



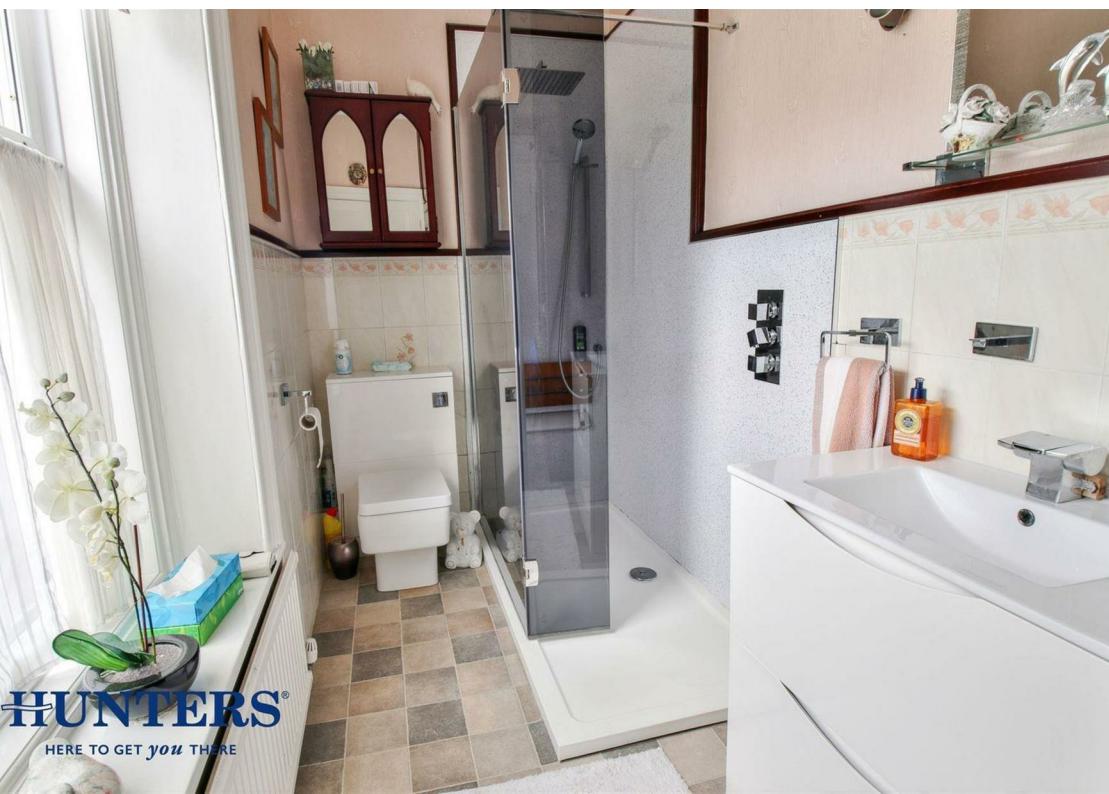
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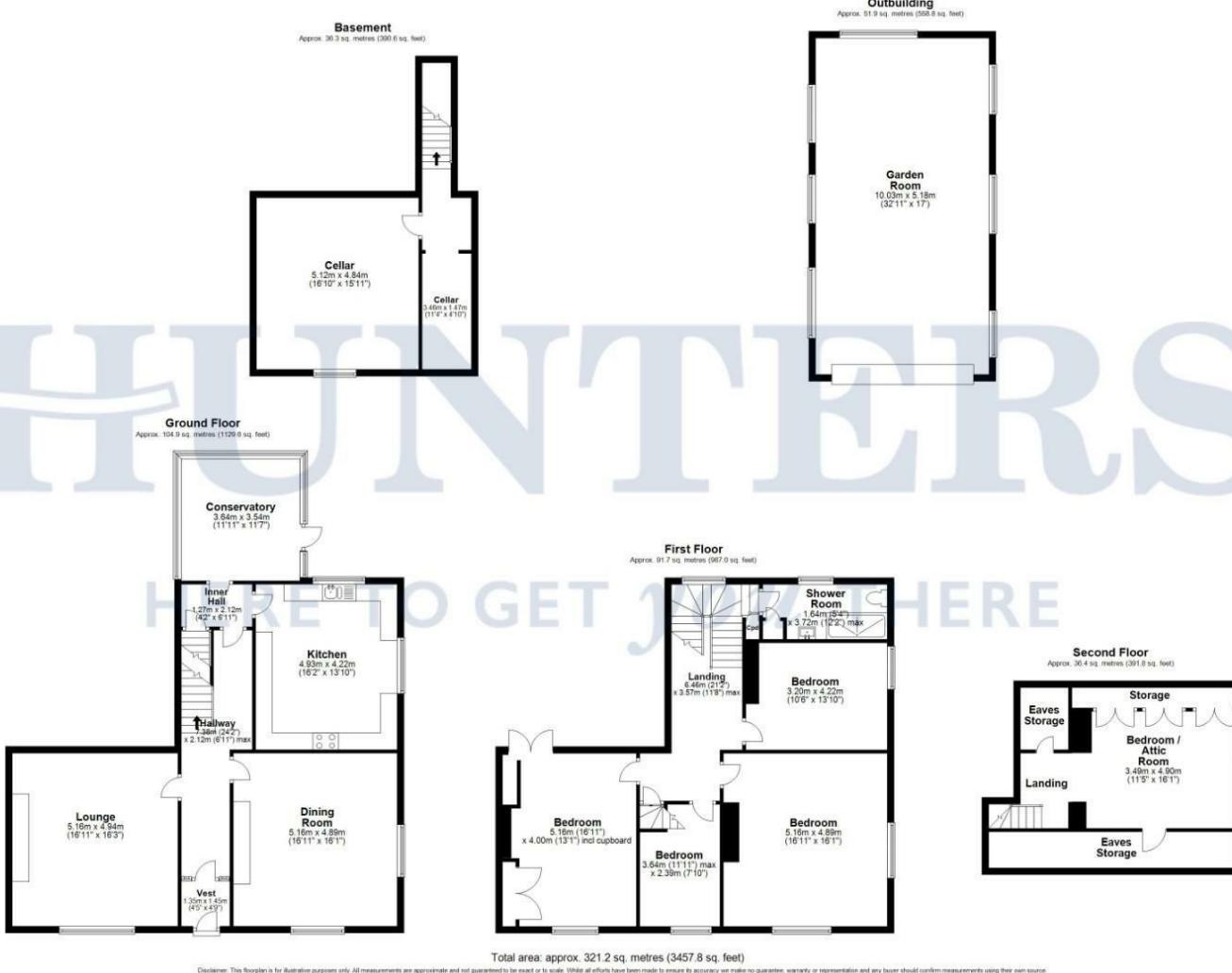
## DESCRIPTION

A rare and wonderful opportunity has come to the market to purchase this spacious and imposing period, stone built semi-detached property. Boasting an array of original features and an abundance of character throughout including high ceilings, deep skirting boards, panelling and coving, everything you wish for in a property like this. Located in a much sought-after residential location, with easy access to the M62 motorway networks, tram station, schools and Milnrow village within walking distance. The property briefly comprises of a welcoming entrance vestibule and hallway, two large reception rooms, dining kitchen, conservatory, two downstairs cellar rooms, five bedrooms including a large attic room and a modern shower room. All gas centrally heated and double glazed. Externally the gardens are beautifully manicured with an extensive amount of off-road parking via the driveway to the front and side. There is a generous sized detached garage which was built in mind to convert into extra living accommodation. A viewing is highly recommended to fully appreciate the charm, space and gardens that this home has to offer any growing family. Call Hunters Littleborough now to arrange a viewing.





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## 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.

19 Hare Hill Road, Littleborough, OL15 9AD  
Tel: 01706 390 500 Email:  
littleborough@hunters.com www.hunters.com



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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