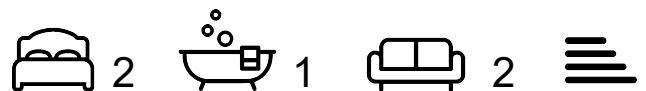




## Milford Crescent

Littleborough, OL15 9EF

£270,000



- SEMI DETACHED TRUE BUNGALOW
- GOOD SIZE CORNER PLOT
- WITHIN EASY REACH OF LITTLEBOROUGH CENTRE
- OFF ROAD PARKING
- EPC RATING TBC
- 2/3 BEDROOMS
- QUIET CUL DE SAC LOCATION
- TANDEM GARAGE
- COUNCIL TAX BAND C
- FREEHOLD

# Milford Crescent

Littleborough, OL15 9EF

£270,000



Hunters Estate Agents are delighted to offer to the market this fantastic true style bungalow, situated on a good sized corner plot, with a wonderful private garden and a large tandem garage. Located on a quiet cul-de-sac, off Ferrand Road, this property is within easy reach of Littleborough centre and all its amenities including shops, schools and direct public transport links. The accommodation comprises of a welcoming porch, light and airy lounge, newly fitted kitchen, bathroom, two bedrooms and a dining room ( previously used as a bedroom) with access to the conservatory. Gas centrally heated and double glazing. Positioned on a fantastic corner plot, externally this property offers a well maintained garden to the side and rear with a driveway for additional off road parking. Call now to arrange your viewing as we are expecting a high level of interest in this home.

### Entrance Porch

8'3" x 3'2" (2.52 x 0.99)

a welcoming porch with radiator and frosted double glazed window to the side aspect.

### Lounge

15'1" x 12'2" (4.61 x 3.71)

a spacious light and airy lounge located to the front of the property with a bay window, and a feature decorative fireplace and radiator.

### Kitchen

9'5" x 8'3" (2.89 x 2.52)

a newly fitted kitchen with a range of wall and base units, stainless steel sink and window to the side aspect. The kitchen offers a built in oven with hob and extractor over and an integral fridge freezer. There is further space and plumbing for a washing machine. Access to the side of the property.

### Shower Room

5'11" x 5'5" (1.82 x 1.66)

a fitted suite, tiled throughout with a fitted shower cubical, low level WC and wash hand basin. Radiator and double glazed window to the side aspect.

### Bedroom 1

12'7" x 10'11" (3.85 x 3.34)

a spacious double bedroom located to the rear of the property with fitted storage cupboards, radiator and double glazed window to the rear.

### Bedroom 2

8'10" x 8'8" (2.71 x 2.66)

a single bedroom located to the side of the property with bay window and radiator.

### Dining Room/Bedroom 3

13'11" x 11'7" (4.25 x 3.55)

previously used as a bedroom, however currently now a second reception room with a bay window overlooking the garden, radiator and sliding doors leading to the conservatory.

### Conservatory

11'10" x 9'6" (3.63 x 2.90)

located to the rear of the property enjoying views of the expansive garden.

### Gardens

situated on a large corner plot, boasting a feature garden to the front and an impressive lawn garden to the side and rear of the property with mature trees, bushes, planting beds and a paved pathway.

### Tandem Garage & Parking

28'4" x 8'11" (8.66 x 2.74)

detached garage to the side of the property with room for two cars, one in front of the other. With driveway parking in front.

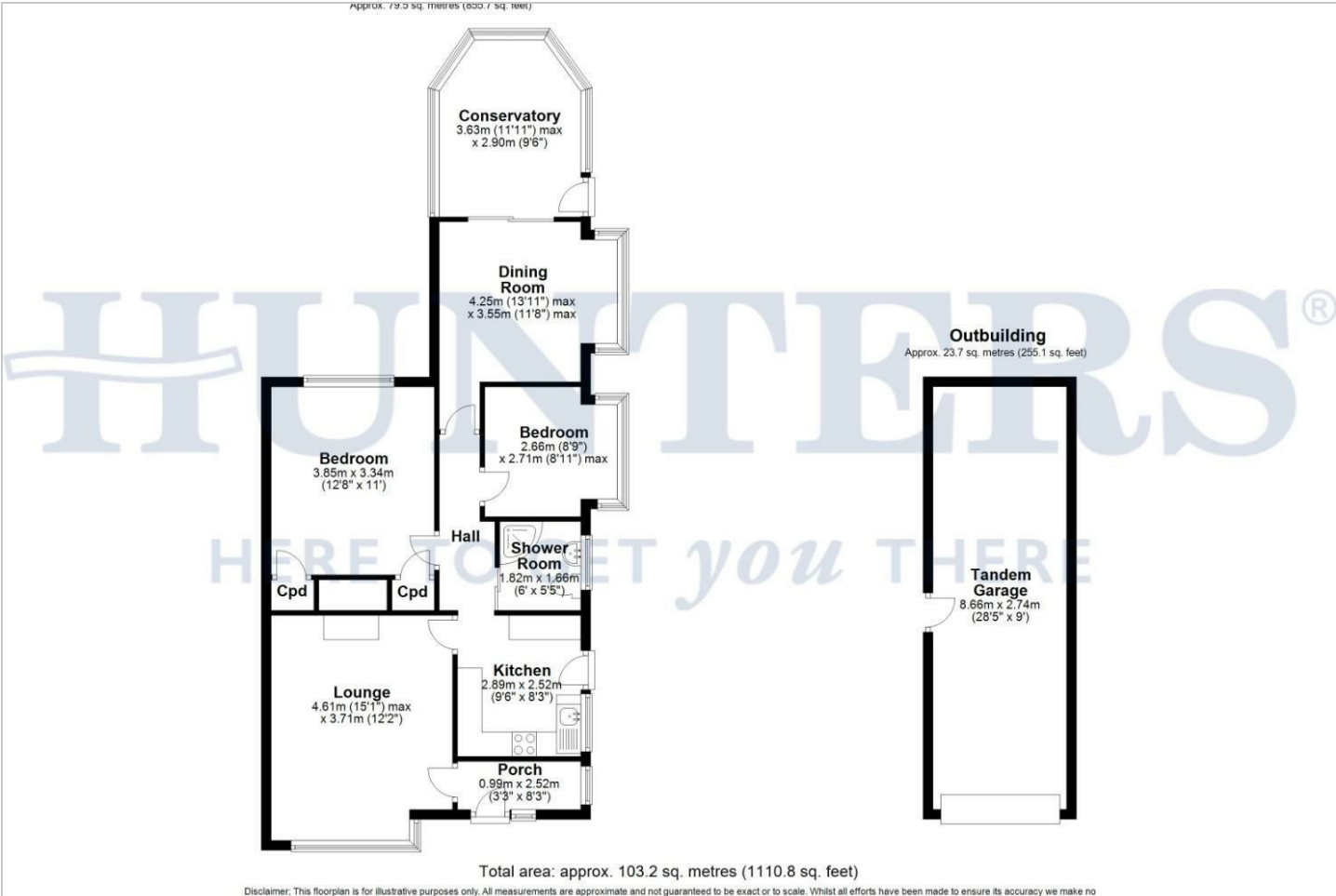
### Material Information - Littleborough

Tenure Type; FREEHOLD

Council Tax Banding; ROCHDALE COUNCIL BAND C.



Floorplan











## Energy Efficiency Graph

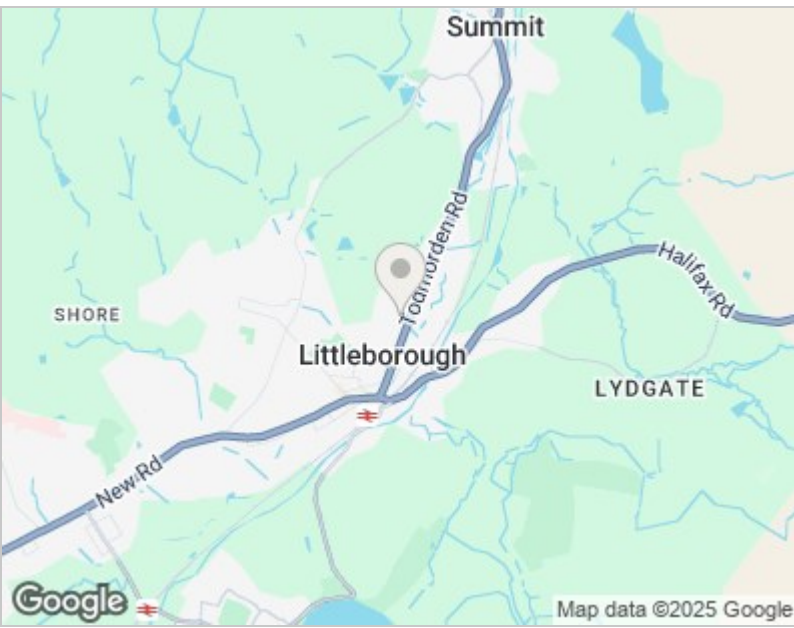


## Viewing

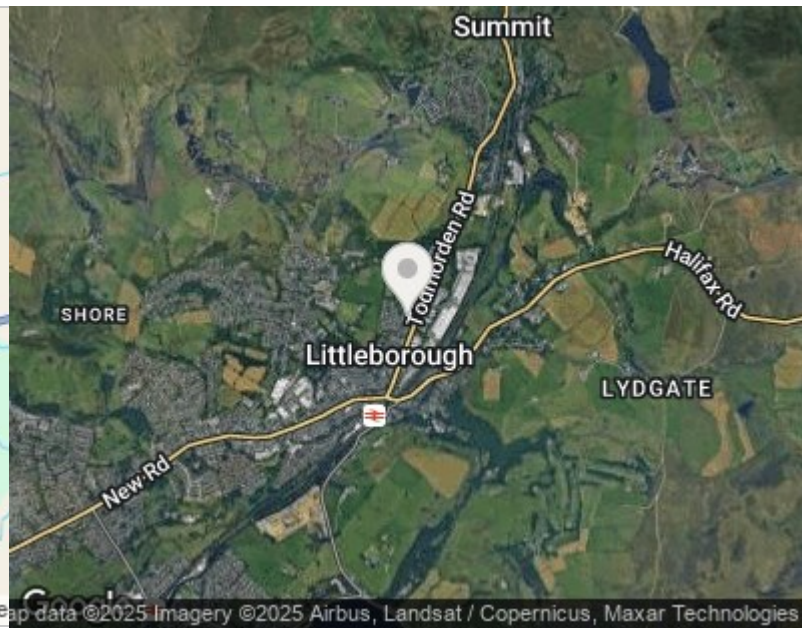
Please contact our Hunters Littleborough Office on 01706 390 500 if you wish to arrange a viewing appointment for this property or require further information.



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.

85 Church Street, Littleborough, OL15 8AB  
Tel: 01706 390 500 Email: [littleborough@hunters.com](mailto:littleborough@hunters.com)  
<https://www.hunters.com>

