

## Rochdale Road, Milnrow, Rochdale, OL16 3LL

- MID TERRACE
- MILNROW LOCATION
- YARD TO REAR
- LEASEHOLD
- EPC RATING D
- THREE BEDROOMS
- WELL PRESENTED PROPERTY
- DOUBLE GLAZED WINDOWS & GAS CENTRAL HEATING
- COUNCIL TAX BAND A

£140,000

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# Rochdale Road, Milnrow, Rochdale, OL16 3LL - £140,000

## DESCRIPTION

Hunters Estate Agents are delighted to be able to offer to the market this well appointed terraced property, located close to all the local amenities Milnrow has to offer. With an array of shops, supermarkets, schools and transport links including easy access to the M62 Motorway for Leeds and Manchester. This three bedroom mid terrace property is ideal for those looking to get on the property ladder, downsize into or for a buy to let investment (monthly rent approx. £750pcm). Internally the property is well presented and briefly comprises of a lounge, breakfast kitchen, cellar, three bedrooms and a bathroom. To the rear there is a paved yard and a small forecourt garden to the front. Also with double glazed windows and gas central heating via a combi boiler. Call now to arrange a viewing to fully appreciate the space on offer and the convenient location.



### Lounge

15'7" x 14'3"

Spacious living room providing plenty of space for furniture with a window to the front aspect and the external door to the front.

### Breakfast Kitchen

9'9" x 14'4" max

A range of base and wall units with a built-in oven and gas hob with space and plumbing for a washing machine and fridge freezer. Access to the cellar and a door and window out to the rear yard.

### Cellar

Accessed via the kitchen.

### Landing

With access to all first floor rooms.

### Bedroom 1

15'7" x 8'9"

Double bedroom with a front aspect window, high ceilings and tastefully decorated.

### Bedroom 2

9'9" x 8'0"

Rear aspect bedroom which would make a lovely child's room or home office.

### Bedroom 3

12'5" x 5'1"

Front aspect bedroom, ideal for a child or dressing room.

### Bathroom

Three piece suite with a low level WC, wash hand basin and bath with shower over. Window to the rear aspect, part tiled walls and heated towel rail.

### External

Small forecourt garden to the front. A yard can be located to the rear of the property.

### Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 935

Leasehold Annual Ground Rent Amount £2.00

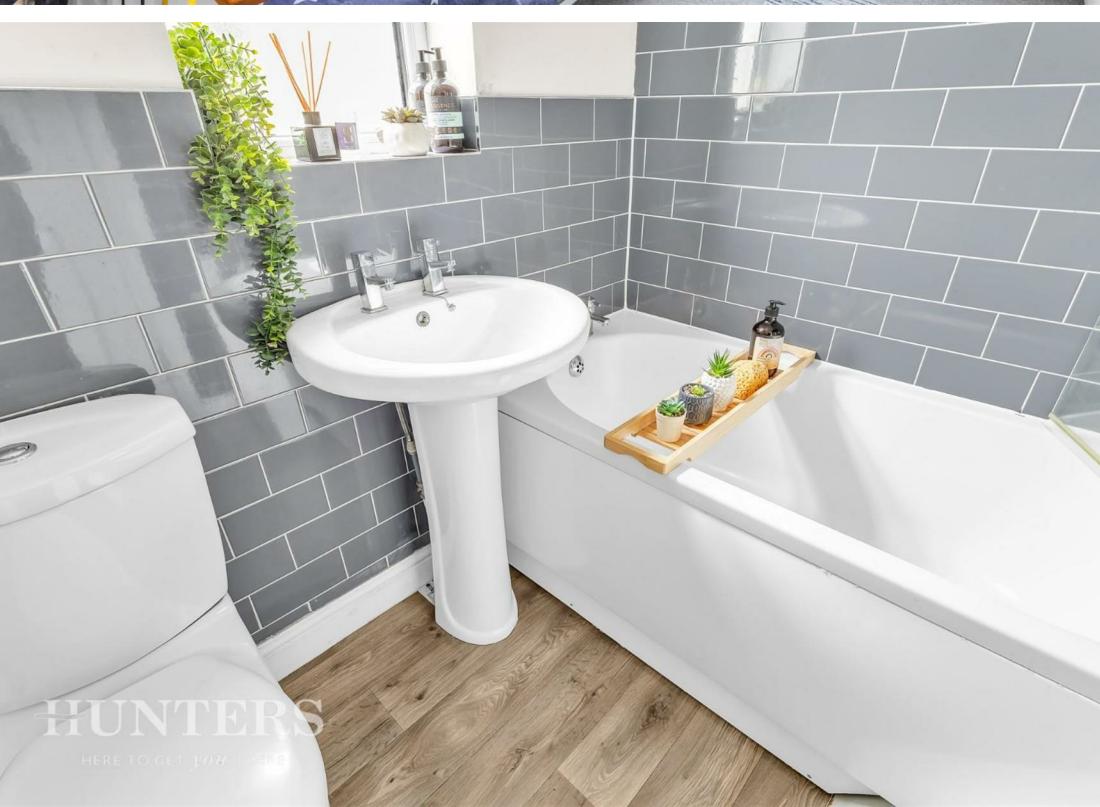
Council Tax Banding; ROCHDALE COUNCIL BAND A.



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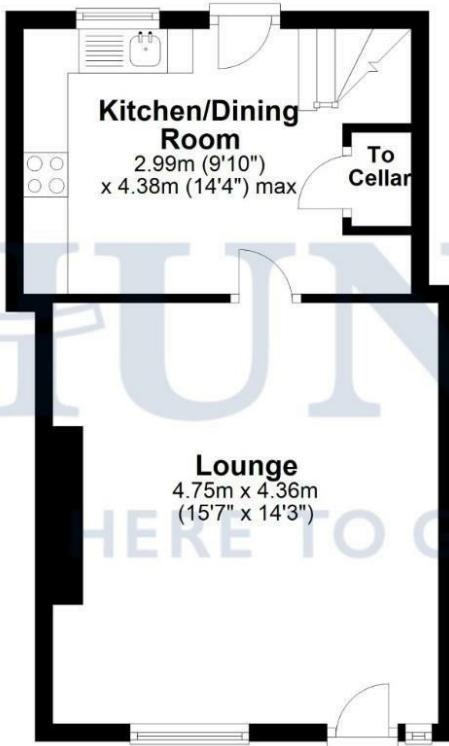
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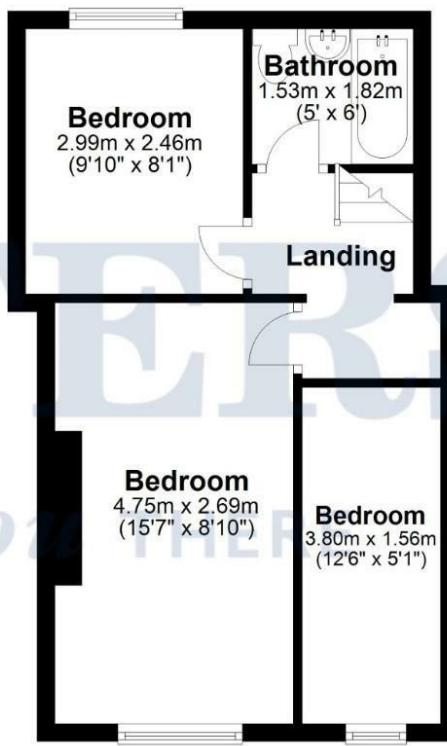
## Ground Floor

Approx. 34.2 sq. metres (368.2 sq. feet)



## First Floor

Approx. 34.2 sq. metres (368.2 sq. feet)



Total area: approx. 68.4 sq. metres (736.5 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.

### Viewings

Please contact [littleborough@hunters.com](mailto:littleborough@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## 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)	A		88
(81-91)	B		
(69-80)	C		65
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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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