



Moorland Avenue, Milnrow, Rochdale, OL16 3EA

- IN NEED OF RENOVATION
- CONVENIENT TO THE CENTRE OF MILNROW
- THREE BEDROOMS
- GARDENS TO FRONT AND REAR
- EPC RATING D
- SPACIOUS FAMILY HOME
- CLOSE TO NEARBY SCHOOLS
- LOUNGE AND KITCHEN DINER
- COUNCIL TAX BAND A
- FREEHOLD

Offers In Excess Of £140,000



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DESCRIPTION

Hunters Estate Agents are pleased to offer to the market this three-bedroom semi-detached property offers incredible potential for those looking to renovate and create a family home. Situated in a sought-after location, close to local schools, shops and transport links within Milnrow, this home features a spacious lounge, a kitchen/diner, downstairs WC, and three good-sized bedrooms. With gardens to the front and rear, as well as a driveway for off-street parking, this property is ideal for families looking for a project. Call now to arrange your viewing, sold with NO CHAIN.



Entrance

Welcoming hallway leading to the staircase, offering access to the main living spaces.

Lounge

12'4" x 16'10" max

Light and spacious room with a window to the front aspect.

Dining kitchen

10'5" max x 16'10"

Generous size offering great potential to create a wonderful family dining kitchen. With two windows to the rear aspect

Inner Hallway

Useful storage cupboard and a side external door.

Downstairs WC

Ideal for any family home, needs upgrading and modernising but useful to have.

Landing

Side aspect window and access to the loft and the upstairs accommodation.

Bedroom 1

12'4" x 11'5"

Double bedroom with plenty of natural light with a window to the rear aspect.

Bedroom 2

10'5" x 11'5"

Another good sized double bedroom with a window over looking the rear garden.

Bedroom 3

9'3" x 8'2"

Ideal child's room or would make a good sized home office.

Shower room

7'1" x 8'2"

Wet room style shower room with a WC, wash hand basin and shower. Two windows to the rear aspect.

External

Gardens to front and rear that are easy to maintain, with driveway parking.

Material Information - Littleborough

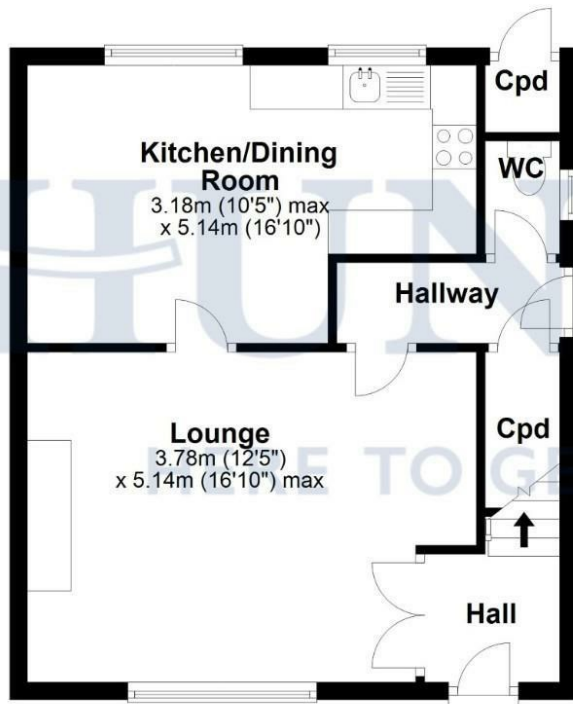
Tenure Type; FREEHOLD

Council Tax Banding; ROCHDALE COUNCIL BAND A



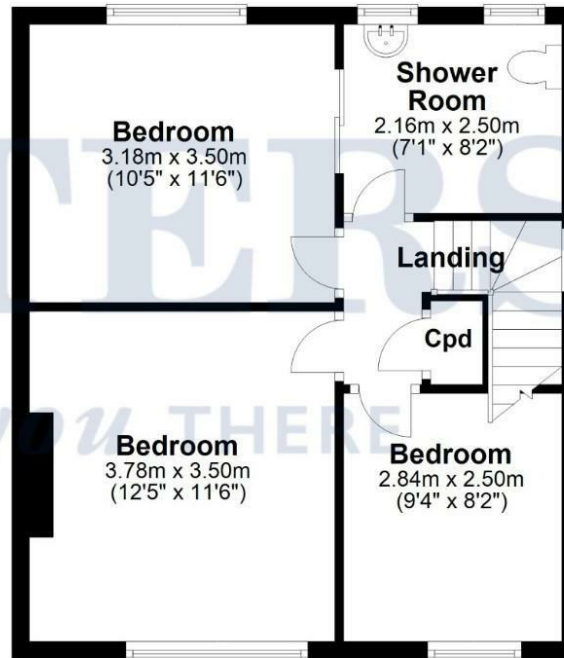
Ground Floor

Approx. 43.0 sq. metres (463.1 sq. feet)



First Floor

Approx. 43.0 sq. metres (463.1 sq. feet)



Total area: approx. 86.0 sq. metres (926.2 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

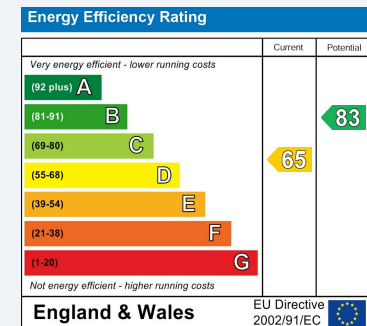
Please contact littleborough@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



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.