

# HUNTERS®

HERE TO GET *you* THERE



## Stott Street

Hurstead, Rochdale, OL16 2SB

£300,000



- DETACHED FAMILY HOME
- TWO BATHROOMS & DOWNSTAIRS WC
- GARDEN WITH OPEN VIEWS TO THE REAR
- CLOSE TO LOCAL AMENITIES
- EPC RATING C

- THREE DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- DRIVEWAY PARKING WITH EVC POINT
- COUNCIL TAX BAND D
- FREEHOLD

Tel: 01706 390 500

# Stott Street

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£300,000



A beautifully presented and ideally situated in the ever-popular area of Hurstead, this three-bedroom detached property offers the perfect blend of style, comfort, and convenience. Within easy reach of local amenities, including highly regarded primary and secondary schools, this home is perfectly suited for modern family living.

To the ground floor offers a welcoming entrance hall, a useful ground floor WC, a sleek and contemporary kitchen, and a generous dining room. The lounge opens seamlessly onto the south-facing rear garden, complete with a patio seating area—ideal for entertaining or enjoying the sunshine.

Upstairs, you'll find three well-proportioned double bedrooms, master bedroom with en-suite shower room, along with a stylish family bathroom suite.

Externally, the property boasts a block-paved driveway providing off-road parking for two vehicles, leading to an integral garage. The private rear garden is mainly laid to lawn and enjoys a sunny southerly aspect, perfect for family time or relaxing outdoors.

## Entrance hall

A welcoming entrance hall with access to all ground floor rooms and stairs leading to the first floor.

## Lounge

15'2" x 11'6" (4.63 x 3.51)

Situated at the rear of the property, this tastefully decorated room features elegant French patio doors that open directly onto the rear garden, creating a seamless indoor-outdoor living experience.

## Kitchen

14'8" x 8'0" (4.48 x 2.44)

A modern and stylish kitchen featuring a range of high-quality integrated appliances, including a fridge freezer, dishwasher, oven, hob and microwave. A convenient door provides direct access to the side garden, offering a seamless connection between indoor and outdoor spaces.

## Dining room

11'6" x 8'4" (3.53 x 2.55)

A second reception room located to the front of the property, currently used as a dining room.

## Downstairs WC

4'9" x 3'9" (1.46 x 1.16)

Fitted with a low level WC, wash hand basin and window to the side elevation.

## Landing

12'11" x 6'1" (3.95 x 1.87)

With access to all first floor rooms, useful storage cupboard and access to the loft space.

## Bedroom one

11'10" x 11'1" (3.63 x 3.38)

A spacious double bedroom located to the front of the property with panelled walls and access to the en-suite shower room.

## En-suite shower room

6'6" x 4'1" (2.00 x 1.25)

Fitted with a low level WC, wash hand basin and walk in shower cubicle.

## Bedroom two

10'0" x 9'8" (3.07 x 2.95)

A further double bedroom located to the rear of the property with a built in storage cupboard and enjoying open countryside views.

## Bedroom three

9'8" x 8'2" (2.95 x 2.49)

The smallest of the three bedrooms, yet still a double with a built in storage cupboard and enjoying open views.

## Bathroom

7'7" x 6'5" (2.32 x 1.97)

A modern and stylish bathroom, comprising of a low level WC, wash hand basin and bath with over the head shower.

## Garden

A stunning and private enclosed South-facing garden located to the rear of the property, featuring a well-maintained lawn and a paved seating area—ideal for outdoor relaxation and entertaining.

## Storage and parking

The original garage has now been converted to create a useful storage space to the front with an up and over door, as well as a useful further utility area, with plumbing for a washing machine, space for a tumble dryer and where the boiler can be located. A paved driveway can be located to the front with EV charging point.

## Material Information - Littleborough

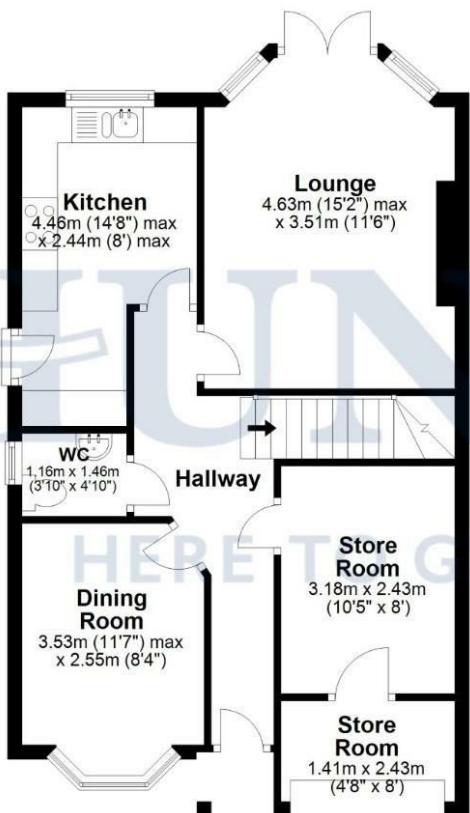
Tenure Type; FREEHOLD

Council Tax Banding; ROCHDALE COUNCIL BAND D

## Floorplan

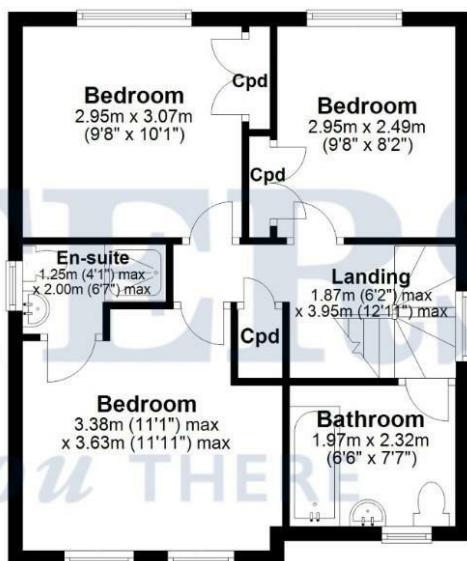
### Ground Floor

Approx. 58.3 sq. metres (628.0 sq. feet)



### First Floor

Approx. 43.5 sq. metres (468.0 sq. feet)

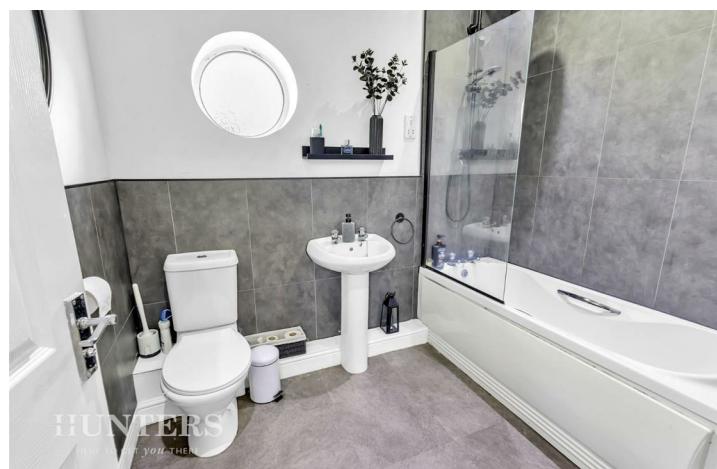


Total area: approx. 101.8 sq. metres (1096.0 sq. feet)

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.

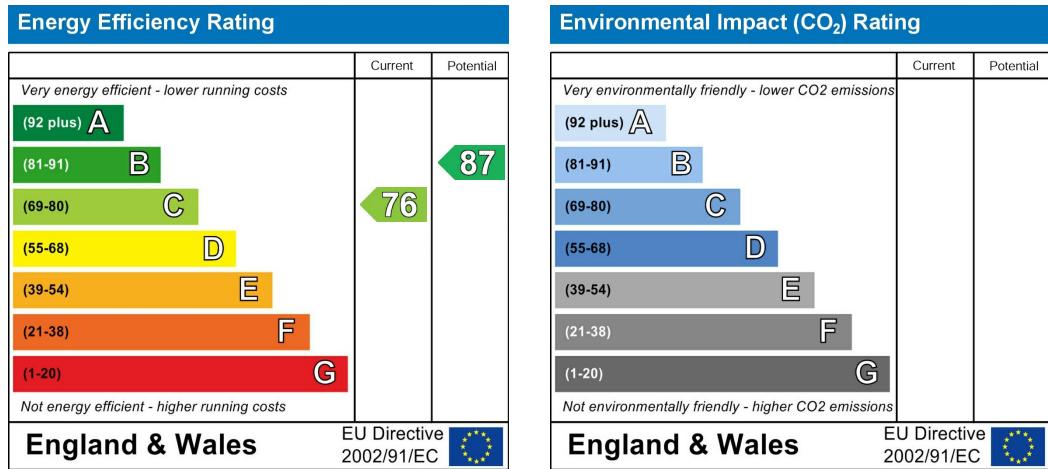
Created by EveryCloud Photography on behalf of Hunters Littleborough  
Plan produced using PlanUp.







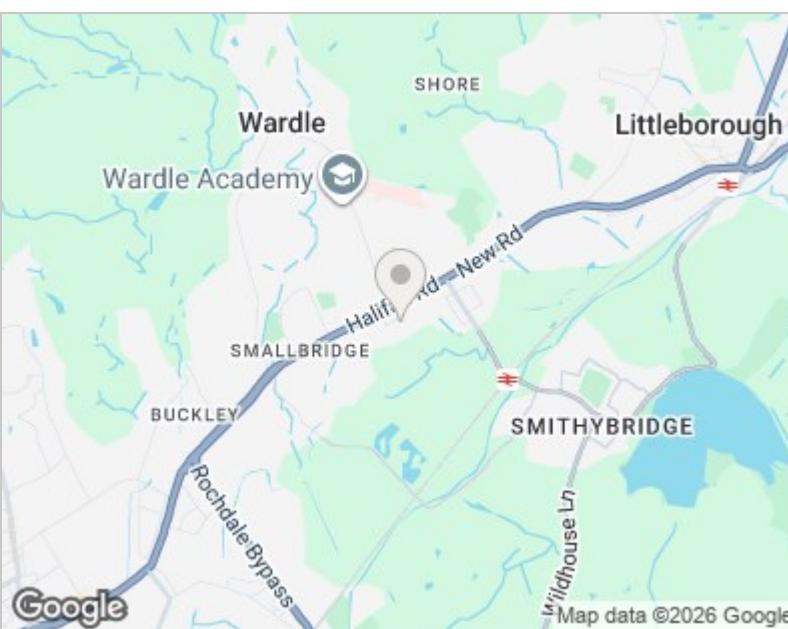
## Energy Efficiency Graph



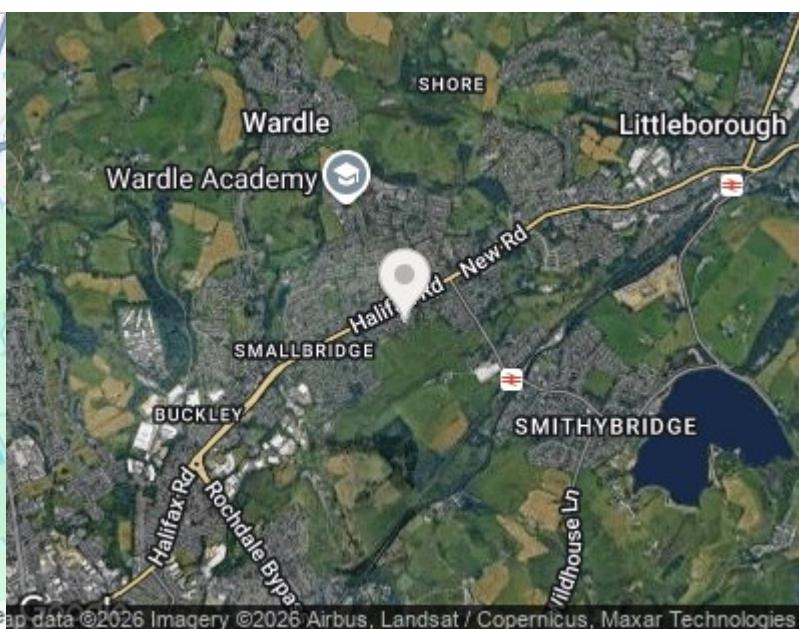
## Viewing

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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