



## Smith Hill, Milnrow, Rochdale, OL16 3JU

- NEWLY RENOVATED SEMI DETACHED
- MODERN KITCHEN AND BATHROOM
- CLOSE TO LOCAL SCHOOLS AND SHOPS
- VIEWING HIGHLY RECOMMENDED
- EPC RATING
- TWO BEDROOMS
- GENEROUS GARDENS
- CONVENIENT TO M62 AND METRO LINKS
- COUNCIL TAX BAND A
- FREEHOLD

**£150,000**





# Smith Hill, Milnrow, Rochdale, OL16 3JU

## DESCRIPTION

This recently renovated two-bedroom semi-detached home offers an ideal opportunity for first-time buyers, downsizers, or investors. Situated in a convenient location close to local schools, shops, and transport links, the property combines modern comfort with practical living.

Inside, you'll find a welcoming entrance leading to a newly decorated living room and a modern kitchen equipped to meet everyday needs. The home benefits from a new staircase, new bathroom, and a new front door, with the majority of the rooms having been re-plastered to create a fresh and bright interior.

Upstairs, there are two comfortable bedrooms and external, the property boasts excellent outdoor space for relaxation or entertaining.

This property is a fantastic chance to move straight in and enjoy a stylish and comfortable home in a convenient setting.



### Entrance Hall

A practical entrance area with space to hang coats, stairs leading to the first floor, and a door opening into the lounge.

### Lounge

11'3" x 12'2" max

Freshly plastered and neutrally decorated, featuring a new UPVC front window that fills the room with natural light, creating a bright and welcoming space.

### Kitchen

9'6" x 15'1"

Fitted with a range of base and wall units, this modern kitchen includes a built-in oven, electric hob, and a new sink. There's space for a dishwasher, washing machine, tumble dryer, and fridge freezer, making it a highly functional space. A rear window and side external door provide natural light and access to the garden. Also benefits from a useful built-in storage cupboard.

### Landing

### Bedroom 1

11'3" x 15'1" max

A spacious double bedroom featuring a large front-facing window that fills the room with natural light. Includes a built-in storage cupboard housing the boiler.

### Bedroom 2

9'6" x 8'10"

A rear-facing bedroom, ideal as a second bedroom, guest room, or home office.

### Bathroom

6'2" x 5'11"

A newly fitted bathroom featuring a stylish three-piece suite comprising a WC, built-in wash hand basin and a bath with shower over. Finished with a heated towel rail and a rear-facing window for natural light and ventilation.

### External

The property boasts a generous wrap-around garden, with a lawn area to the front and side, providing plenty of outdoor space. To the rear, there is a patio area.

### Material Information - Littleborough

Tenure Type; FREEHOLD

Council Tax Banding; ROCHDALE COUNCIL BAND A

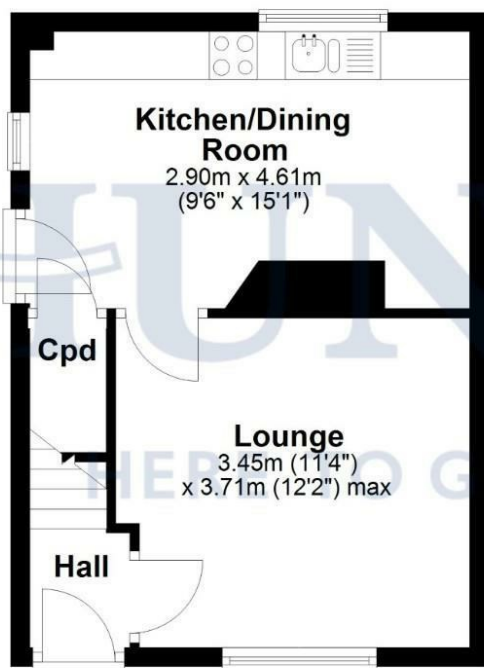






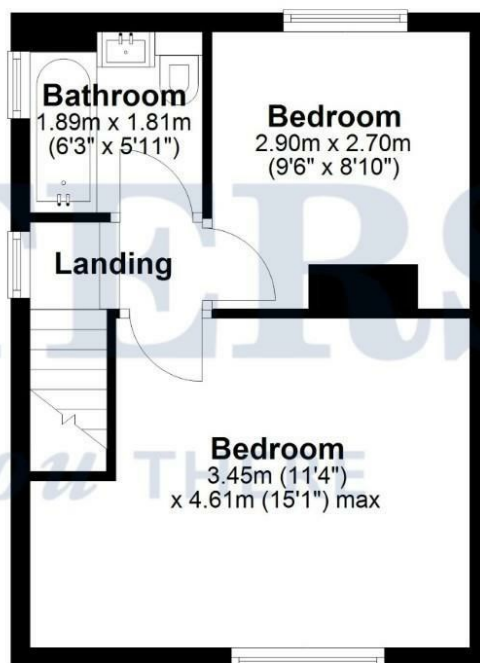
## Ground Floor

Approx. 29.7 sq. metres (319.9 sq. feet)



## First Floor

Approx. 29.7 sq. metres (319.9 sq. feet)



**Total area: approx. 59.4 sq. metres (639.9 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.

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Plan produced using PlanUp.

### Viewings

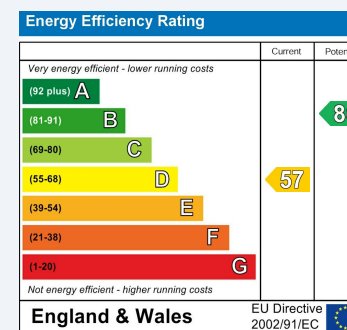
Please contact [littleborough@hunters.com](mailto:littleborough@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.



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.