



3 Hartley Street, Firgrove

£275,000 Freehold

Three bedroomed detached family home, sitting in convenient position on the edge of Milnrow • Approximately 2 miles from the centre of Rochdale, all the usual shops and amenities are close by, including Kingsway retail park • Just a short drive away from the local M62 junction, meaning those looking to commute will find it a doddle! • Attractive, modern stone built house, enjoying outlook over playing fields • With large lounge (the length of the house) and has understairs store cupboard, good sized dining kitchen, three bedrooms (the front two of which have fitted wardrobes and additional store cupboard) • Off road parking to the front of the property as well as garage • Lawned gardens to the front rear and side of the property • Property comes offered with NO CHAIN

Charming 3-bed detached home on the outskirts of Milnrow. Modern stone-built with spacious lounge, dining kitchen, fitted wardrobes, garage & off-road parking. Beautifully landscaped garden with open views. Close to Rochdale & M62. No chain, ideal family home.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

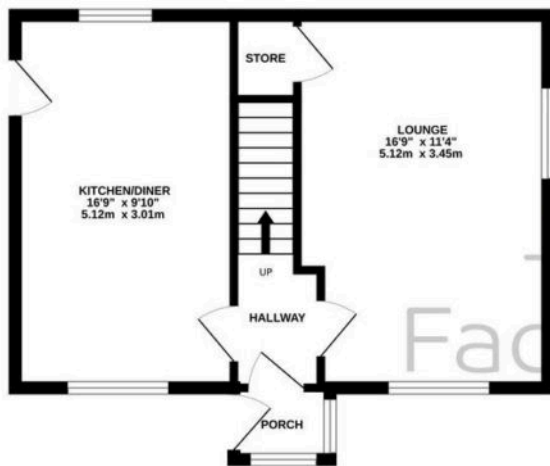
EPC Environmental Impact Rating: D



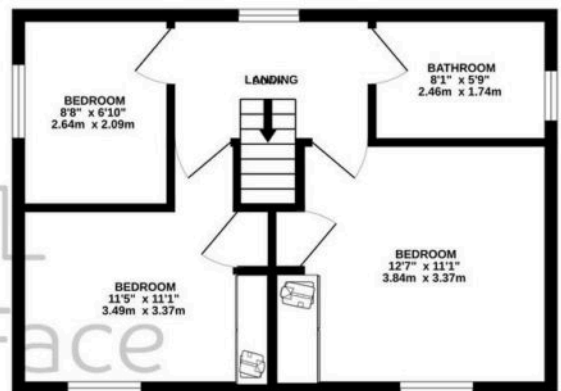
- Three bedroomed detached family home, sitting in convenient position on the edge of Milnrow
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- Attractive, modern stone built house, enjoying outlook over playing fields
- With large lounge (the length of



GROUND FLOOR
418 sq.ft. (38.8 sq.m.) approx.



1ST FLOOR
404 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 821 sq.ft. (76.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR

Front Porch

3' 3" x 4' 4" (0.99m x 1.32m)

Entrance Hallway

4' 10" x 3' 10" (1.47m x 1.17m)

Lounge

16' 10" x 11' 4" (5.13m x 3.45m)

Dining Kitchen

16' 10" x 9' 10" (5.13m x 3.00m)

FIRST FLOOR

Landing

5' 4" x 9' 10" (1.63m x 3.00m)

Bedroom

11' 1" x 11' 6" (3.38m x 3.51m)

Bedroom

11' 1" x 9' 11" (3.38m x 3.02m)

Bedroom

8' 8" x 6' 10" (2.64m x 2.08m)

Bathroom

5' 2" x 8' 3" (1.57m x 2.51m)

