

**Centre Vale, Littleborough OL15 9EL**

**Offers invited in the region of £288,000**



**ADAMSONS BARTON KENDAL** are delighted to market this individually built 3 bedroomed detached family home, situated within the popular residential area of Littleborough with a wonderful open aspect to the rear and all the usual local amenities available nearby.

The property has wonderful kerb appeal with a front block paved driveway leading to a garage and there are gardens to the front, side and rear of the property.

**Viewing Highly Recommended**  
**Vacant Possession Available - No Chain**

**Head Office - 122 Yorkshire Street**  
ROCHDALE  
Lancashire  
OL16 1LA  
Tel : (01706) 653214

**Middleton Office – 13 Long Street**  
Middleton  
M24 6TE  
Tel : (0161) 643 0777

The property provides spacious accommodation with 2 reception rooms, a kitchen, a conservatory, 2 bedrooms and 2 bathrooms at ground floor level and a large master bedroom at first floor level with an en-suite shower room.

**THE ACCOMMODATION COMPRISES:**

(Measurements are approximate to the nearest 0.1m and for guidance only and they should not be relied upon for the fitting of carpets or the placement of furniture). No checks have been made on any fixtures and fittings or services where connected (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property).

**Ground Floor**

Entrance PORCH - built in cupboard

Reception HALL - cupboard under stairs, central spindle staircase to the first floor

LOUNGE - 5.2 x 3.9 metres - feature fireplace with coal effect gas fire, dado rail, covings to ceiling, perimeter shelving

Rear DINING ROOM - 2.9 x 2.8 metres - double glazed patio doors leading out to the rear

CONSERVATORY - 3.3 x 3.0 metres

KITCHEN - 2.9 x 2.9 metres - A stunning, modern fitted kitchen with 1 ½ bowl stainless steel sink unit, range of modern wall and base units with complementary work surfaces, built in oven, hob and extractor hood - Neff appliances, integrated fridge, freezer and dishwasher, spotlights to the ceiling

BEDROOM ONE - 3.5 x 3.4 metres - A range of fitted wardrobes and bedroom furniture

EN-SUITE SHOWER ROOM - 1.5 x 2.3 metres - Shower cubicle, low level wc, wash hand basin, part tiled walls

BEDROOM TWO - 3.3 x 3.4 metres - Currently utilised as an office with perimeter shelving

BATHROOM - 2.3 x 2.0 metres - Panelled bath, pedestal wash hand basin, low level wc - matching suite in white, part tiled walls, spotlights to ceiling

## **First Floor**

MASTER BEDROOM - 6.8 x 2.8 metres - Velux roof lights and eaves storage space

EN-SUITE SHOWER ROOM - 2.4 x 2.8 metres - Panelled bath with shower attachment, low level wc, wash hand basin - matching suite in white, part timber panelled walls

## **External**

There is an attached SINGLE GARAGE, accessed off the front block paved driveway and gardens to front, side and rear



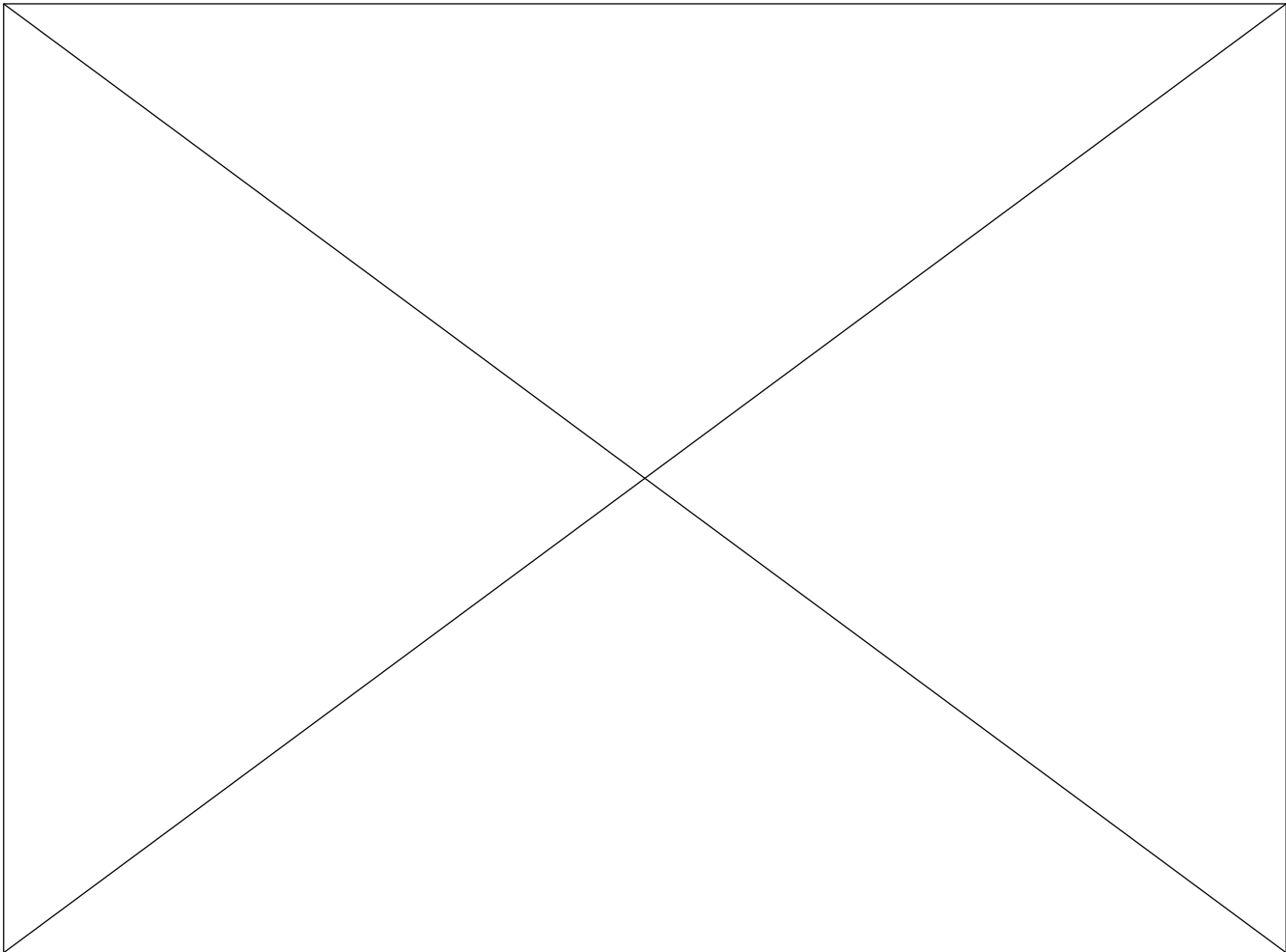




ADDITIONAL INFORMATION

Council Tax Band - E      Energy Performance Cert - D67      Tenure - TBC

VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS  
ADAMSONS BARTON KENDAL



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

w - [abkproperty.co.uk](http://abkproperty.co.uk)      e - [sales@abkproperty.co.uk](mailto:sales@abkproperty.co.uk)

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