



# Higham Estate Agents



## 21 Higher Cleggswood Avenue

, Littleborough, OL15 0DJ

**Offers in the region of £260,000**

HIGHAM ESTATE AGENTS are delighted to offer for sale this two bedroom, semi detached bungalow sitting in a quiet residential area by Hollingworth Lake in the village of Littleborough. Offering ample living accommodation, a private rear garden, driveway parking this recently renovated property is offered with NO ONWARD CHAIN. Whilst sitting a short walking to Hollingworth Lake the property also benefits from being a short drive to Littleborough village centre which provides a good selection of local amenities including several independent shops, excellent schools and access to Littleborough train station.

In brief the property comprises an entrance vestibule leading to the internal hall with storage cupboard and internal door leading through to the spacious sitting room, with front facing window and further internal door leading to the hallway. Here you will find access into two double bedrooms, modern shower room with walk in shower and stunning, recently fitted Kitchen. Offering a range of modern wall and base units with complimentary work surfaces, splash back tiling, space for free standing appliances along with brand new electric oven and hob an external door leading to the rear garden completes the space. Externally to the front, you will find a front driveway and a further shared driveway to the side leading to the detached single garage. The spacious garage is great for storage and also offers a further rear door providing access to a utility space with plumbing for a washing machine and electricity. To the rear of the property you will find a private rear garden with both patio and lawned areas. In addition, this freehold property offers gas central heating, a boarded loft with electricity sockets, USB plug sockets throughout and UPVC double glazing.

Please note this property falls under section 21 of the 1979 Estate Agents act and the vendor is a connected person as defined by that act.

- Hollingworth Lake Location
- Two Bedroom Bungalow
- No Onward Chain
- Recent Renovations
- Modern Shower Room & Kitchen
- Driveway Parking
- Rochdale Council Tax Band C
- Leasehold 999 Years from 999 £10 PA

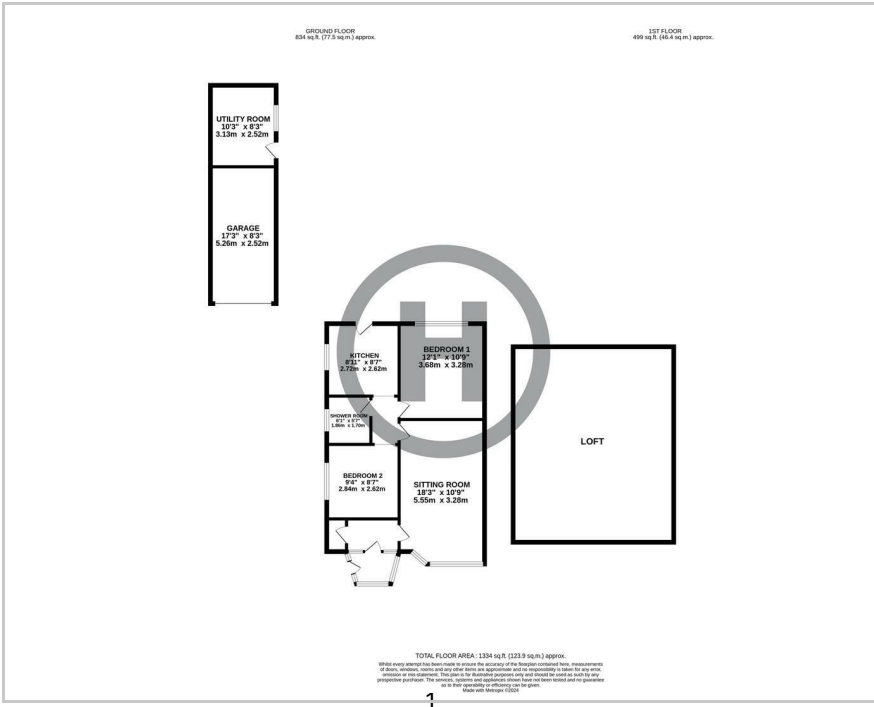
### Viewing

Please contact us on 01942 889080 if you wish to arrange a viewing appointment for this property or require further information.





# Floor Plan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	<b>78</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.