



6 BALLARD CLOSE

LITTLEBOROUGH, OL15 9HN

£220,000
LEASEHOLD

This well presented Town House offers an abundance of great features and is situated in a sought after area as it is close to Littleborough Town Centre. Three double bedrooms, two bathrooms and a large garden this property is an ideal family home offered with no chain.



6 BALLARD CLOSE

Three Double Bedrooms

Offered with No Chain

En-Suite

Modern & Spacious Throughout

Family Home

Popular Location

Large Garden to the Rear

Gas Central Heating

Council Tax C

EPC Grade C



Ground Floor:

Lounge:

Entering via the front door, the property opens out into the lounge. The room is spacious and could comfortably accommodate a pair of large sofas. Cohesive with the kitchen, the lounge possesses a modern décor with white walls and wood-style laminate flooring. However, the lounge has retained a character feature with a patterned, tiled fireplace fit with an original gas fire. The room receives an abundance of natural light via a set of large windows. Alcoves either side of the chimney breast offer space for built-in shelving/storage units.

Kitchen/Dining Room:

The open-plan kitchen/diner could comfortably house a large dining table suitable for large family meals or entertaining guests. The rooms wood-style laminate flooring is complimented by several white wall and base storage units and a marble-effect worktop. Equipped with integrated metal sink, electric oven and induction hob, the worktop extends round as an interface between the diner and kitchen, doubling as a breakfast bar. Adjoining the kitchen, a small room provides extra storage space but could be utilized as a pantry. An alcove provides a space fit for a large fridge-freezer. The rear garden is directly accessible from the dining room via a large set of patio doors.

Externally:

The property has off road parking, adjacent to the property there is space for 1 car.

Additional parking is nearby. To the rear, there is a large garden which offers a multitude of features, a large patio, a well presented decking area and small lawn area. This truly is a fantastic garden.

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First Floor:

Master Bedroom:

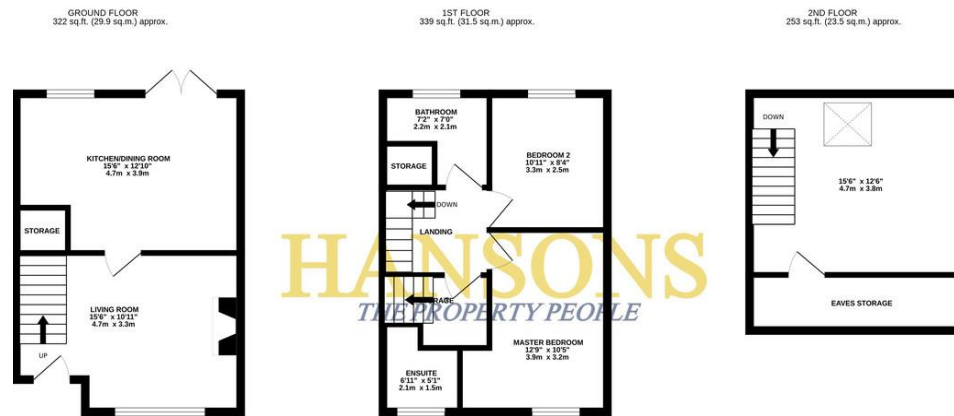
Concurrent with the ground floor, a wood-style laminate floor and white walls form the bedroom's interior. This room has is utilized as the master bedroom, benefitting from a large floor space, built-in wardrobe and connecting En-Suite. Presenting a marble-effect tiled floor and white walls, the modern en-suite is equipped with WC, washbasin and shower.

Bedroom Two:

Bedroom two benefits from a large southernly-facing window and could easily accommodate a double bed. Displaying versatility, it holds the potential to be converted into a home office/study, subject to the buyer's requirements. The property's neutral décor continues into bedroom two.

Family Bathroom:

With cream walls and a white-tiled surround, the three-piece family bathroom offers separate WC, washbasin and bath units.



Second Floor:

Bedroom Three:

Situated in the attic, bedroom three is a great size and comfortably fits a double bed

Common with attic bedrooms, the eaves beneath the slanted roof present the opportunity for built-in storage units. The ceiling is fit with a large skylight, providing the room's natural light.

Location:

Situated a short distance from Littleborough's centre, the property has easy access to all important amenities/transport links and has a multitude of walking routes on its doorstep. Ballard close is peaceful and friendly cul-de-sac, making it well sought-after. From Todmorden's centre, take Rochdale Road for around 7km before taking the right, up the hill, along Temple Lane. Upon reaching the T-junction at the roads end, turn right down Barnes Meadows before turning left at the second T-junction, down Calderbrook Road. After around 1km, turn left onto Ballard Close and the property is 40m up on the right-hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Hansons Opinion:

Hansons are proud to market this modern, three-bedroom end Town House, found situation in one of Littleborough's most sought-after cul-de-sacs. This beautiful property benefits from several standout features including an open-plan kitchen/diner, a large master bedroom with adjoining en-suite and a large rear garden with decked patio, perfect for entertaining guests. Presenting versatility, this home could be adapted to include a home office or children's bedroom, subject to the buyer's needs. With minimal maintenance and the opportunity to move straight in, this home is well-suited for a first-time buyer, small family or a couple looking to expand.

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