



Ashley Dearnley Court, New Road, Littleborough, OL15 8QY

LOWER GROUND FLOOR APARTMENT | TWO BEDROOMS, MASTER WITH EN SUITE | RECENTLY REFURBISHED | OPEN PLAN DINING KITCHEN AND LOUNGE

COMMUNAL GARDENS TO THE REAR | SECURE ALLOCATED PARKING | NO ONWARD CHAIN | EPC RATING C

Asking Price: £142,950

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HERE TO GET *you* THERE

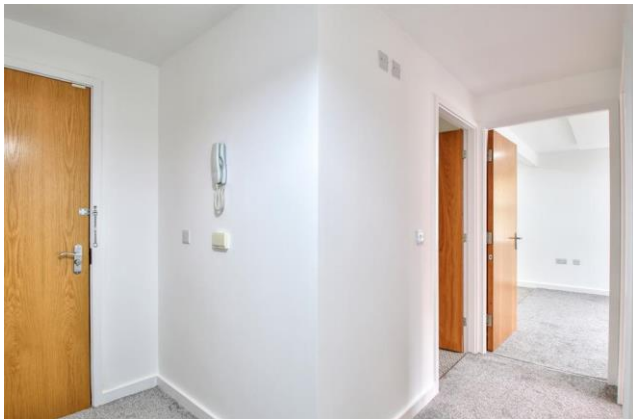
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A modern and spacious apartment located a short distance from Littleborough centre and all its local amenities including shops, schools and train station providing direct access to both Manchester and Leeds city centres. One of just ten apartments, this property is situated on the lower ground floor, in a secure and quiet location. The accommodation briefly comprises entrance hall, lounge and dining kitchen, two bedrooms - master with en suite shower room, and bathroom. Externally the property stands in attractive, well tended gardens, and has its own allocated parking for one car, plus space for visitors. This property is offered with no onward chain and viewings are highly recommended.

ENTRANCE HALL

3.53m (11' 7") x 2.46m (8' 1")

"L" shaped hallway with built in storage cupboard.



OPEN PLAN LOUNGE AND DINING KITCHEN

7.68m (25' 2") x 3.42m (11' 3")

LOUNGE

open plan with the kitchen and has a Juliet balcony with access leading to the rear communal garden.



DINING KITCHEN

with a range of fitted base and wall units incorporating built in oven and hob, stainless steel sink unit, integrated fridge, freezer, dishwasher and washing machine, complementary tiling, spotlighting and space for a dining table.



MASTER BEDROOM

3.81m (12' 6") x 3.68m (12' 1")

spacious and attractive main bedroom, with built in fitted wardrobes and en suite facilities.



EN SUITE SHOWER ROOM

2.46m (8' 1") x 1.97m (6' 6")

shower cubicle, pedestal basin, low suite WC, towel radiator.



BEDROOM 2

3.31m (10' 10") x 2.55m (8' 4")

a second double bedroom with built in fitted wardrobes.



BATHROOM

3.18m (10' 5") x 1.96m (6' 5")

a panelled bath, pedestal basin, low suite WC, complementary tiling, towel radiator, and built in storage cupboard.



PARKING

there is one allocated parking space for each apartment, plus five visitors spaces.



COMMUNAL GARDENS

attractive gardens to the rear of the apartment block, for the sole use of the residents.



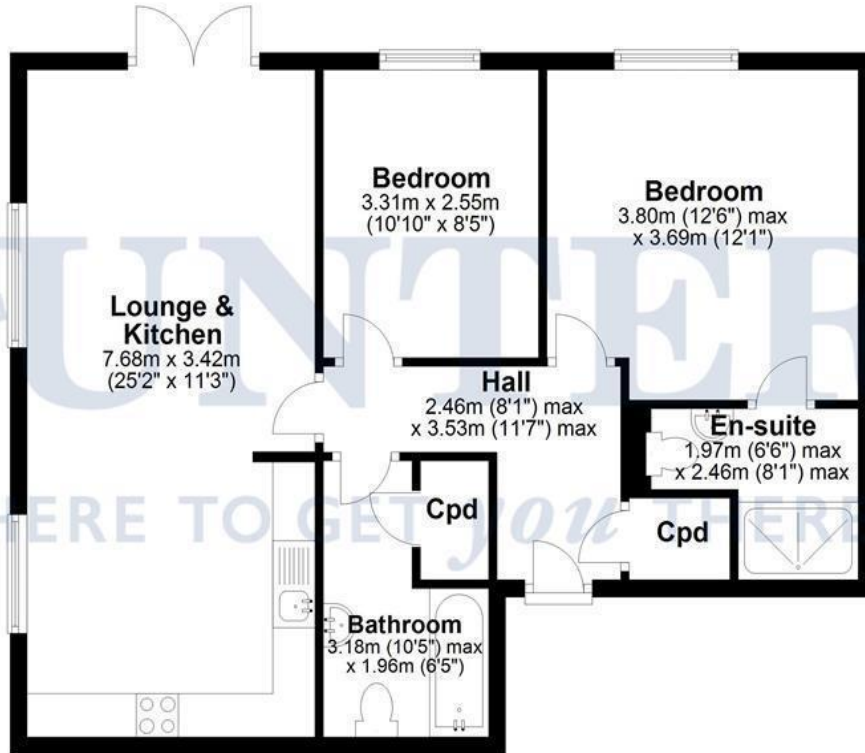
THINKING OF SELLING?

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.

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Lowest Ground Floor

Approx. 67.8 sq. metres (730.3 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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