

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Temple Lane

Littleborough, OL15 9QH

Offers In The Region Of £220,000



- SOUGHT AFTER RESIDENTIAL LOCATION
- THREE BEDROOMS
- GARAGE AND GARDENS
- COUNCIL TAX BAND C
- EPC RATING D

- GOOD SIZED FAMILY HOME
- SPACIOUS KITCHEN
- SOLD WITH NO CHAIN
- FREEHOLD

Tel: 01706 390 500

# Temple Lane

Littleborough, OL15 9QH

## Offers In The Region Of



Situated in this sought after area with views to distant hills, Hunters are delighted to offer to the market this well presented three bedroomed split-level semi-detached house. The property benefits from a large integral garage and the tiered garden to the rear. The property is conveniently located close to the local amenities Littleborough has to offer including schools and shops, as well as fabulous countryside walks on the door step. Internally the property comprises of an entrance hall with vestibule, spacious light and airy lounge, dining area with patio door to the rear garden and a good sized kitchen with integral appliances. Three bedrooms and a fully tiled family bathroom. Off road parking and a garden can also be found to the front of the property. Call now to arrange a viewing to fully appreciate the space on offer, sold with NO CHAIN.

### Entrance

Entrance vestibule before entering the main accommodation.

### Lounge

16'4" x 12'2" (4.98 x 3.72)

Light and airy lounge with a feature fireplace giving the room a lovely focal point and a front facing UPVC double glazed window.

### Kitchen

13'5" x 9'11" (4.09 x 3.04)

Spacious kitchen with a good range of wall and base units, with integrated appliances including oven, microwave, five-ring gas hob, and fridge freezer. Archway into the dining room.

### Dining Room

9'4" x 8'0" (2.87 x 2.46)

Plenty of space for a family dining table with sliding doors out to the rear garden.

### Bedroom 2

10'11" x 9'6" (3.33 x 2.91)

Double bedroom with a front aspect window.

### Bedroom 3

8'8" x 8'2" (2.65 x 2.51)

Generous single bedroom with a window overlooking the rear garden.

### Bathroom

8'9" x 5'9" (2.69 x 1.76)

Fully tiled modern three piece bathroom suite with bath, overhead shower, built WC and wash basin.

### Bedroom 1

12'2" x 9'6" (3.71 x 2.91)

Positioned on the upper level. Double bedroom with useful storage cupboards and window to the front aspect.

### Gardens

To the front is a well established garden with a tiered garden to the rear, providing a fabulous setting over looking the hill tops and countryside surroundings.

### Garage & Parking

16'4" x 12'2" (4.98 x 3.72)

The Garage is integral on the lower ground floor, with an up and over door. To the front is a driveway providing further off road parking.

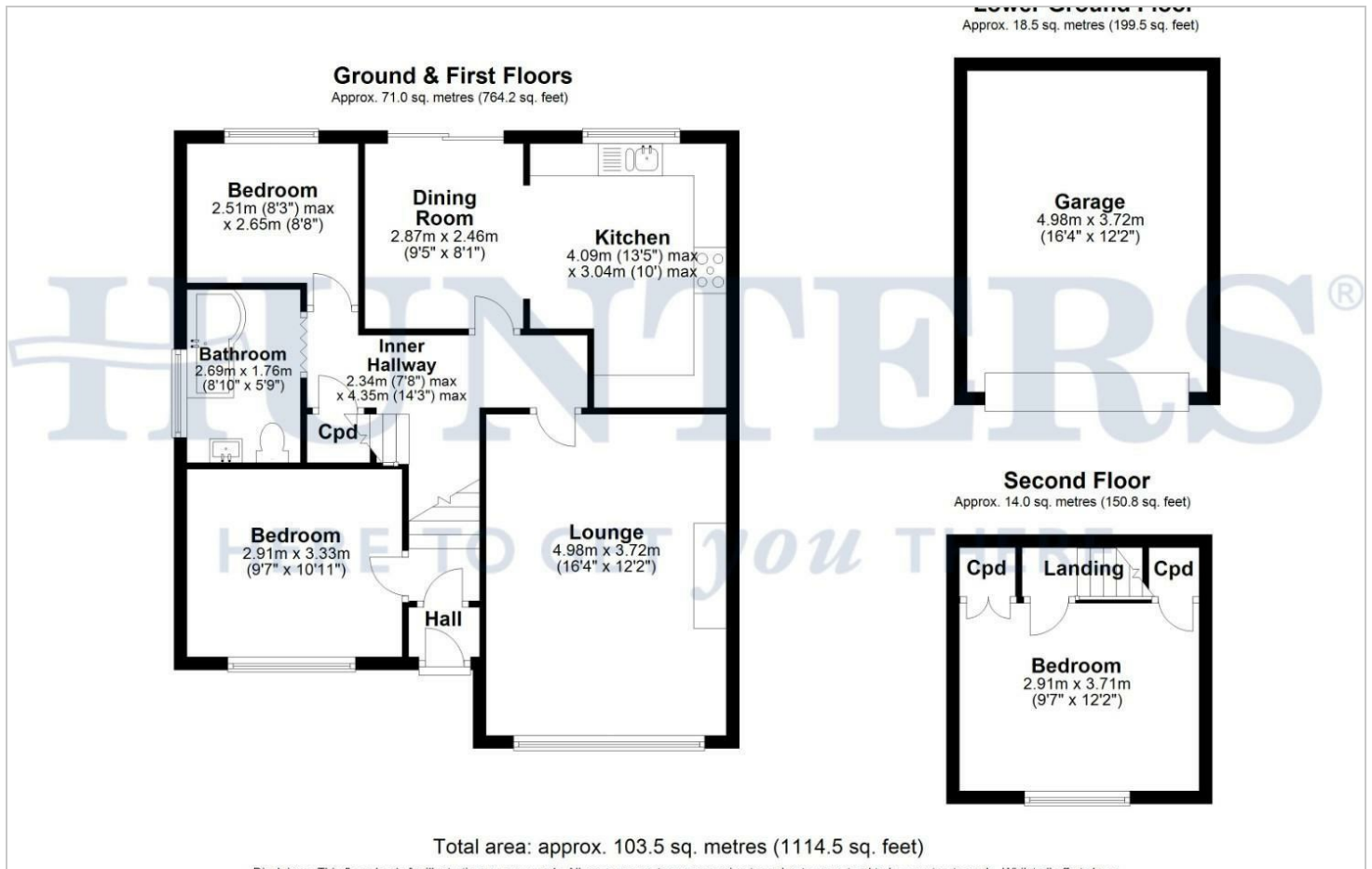
### Material Information - Littleborough

Tenure Type; FREEHOLD

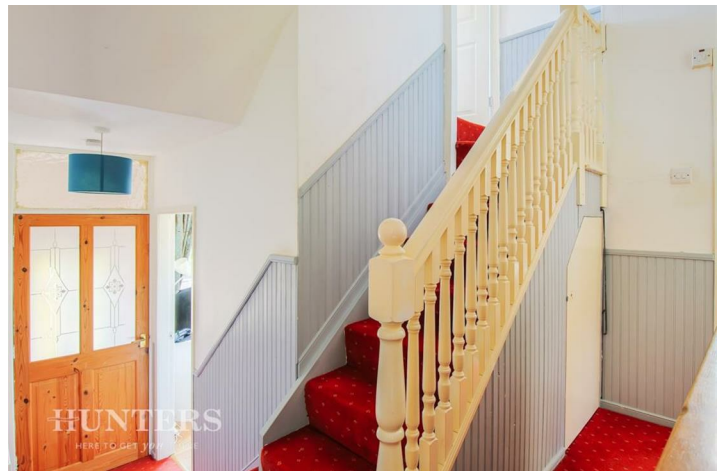
Council Tax Banding; ROCHDALE COUNCIL BAND C.



# Floorplan



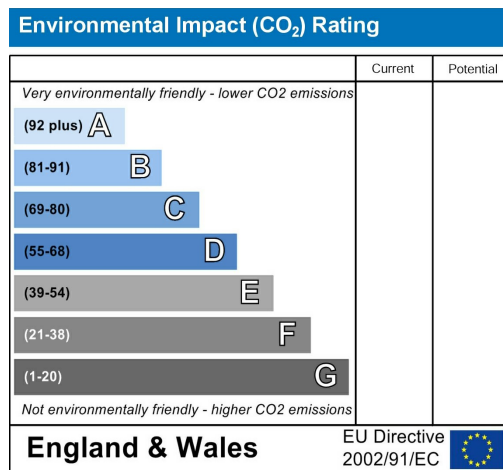
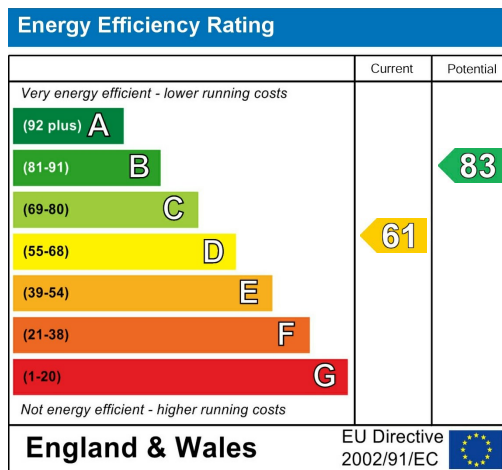








## Energy Efficiency Graph



## Viewing

Please contact our Hunters Littleborough Office on 01706 390 500 if you wish to arrange a viewing appointment for this property or require further information.



Road Map



Hybrid Map



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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **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.

85 Church Street, Littleborough, OL15 8AB  
Tel: 01706 390 500 Email:  
littleborough@hunters.com <https://www.hunters>

