

HUNTERS®

HERE TO GET *you* THERE



Leighton Avenue

Littleborough, OL15 0BW

£360,000



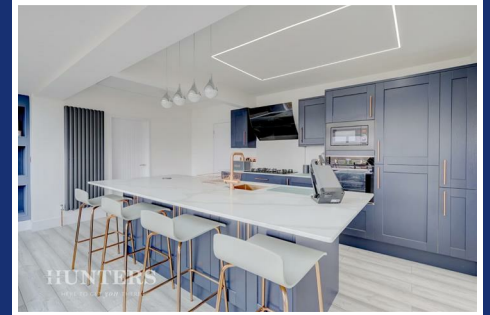
- STUNNING EXTENDED FAMILY HOME
- SOUGHT AFTER HOLLINGWORTH LAKE LOCATION
- FOUR DOUBLE BEDROOMS
- DRIVEWAY GARDENS AND GARAGE
- COUNCIL TAX BAND C
- OPEN PLAN LIVING KITCHEN DINER AND SECOND RECEPTION LOUNG
- UTILITY ROOM AND OFFICE/SNUG
- TWO HIGH END BATHROOMS
- EPC RATING TBC
- FREEHOLD

Tel: 01706 390 500

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Hunters Estate Agents are thrilled to have the pleasure to offer to the market this stunning family property, located in one of the most sought after cul-de-sacs in the area, close to Hollingworth Lake. This truly is one not to be missed. The property has undergone a recent extension and refurbishment to both the rear and side, now benefiting from a new roof, recent re wire and the main attraction, which is the open plan living kitchen dining area, which is flooded with plenty of natural light from the floor to ceiling windows and doors. High quality fixtures and fittings have been installed along with it being tastefully decorated and re plastered throughout. The rest of the accommodation is just as spacious with a large living room, office/snug area, utility room, downstairs shower room and four double bedrooms, along with a family bathroom to the first floor. Externally the garden has been landscaped, with 3 tier decking and astro turf, making it an easy to maintain garden. To the front the driveway provides off-road parking for three cars. The location is popular due to the distance between all the local attractions, including Hollingworth Lake nature reserve, local primary and high schools, an array of restaurants, Cafes and shops and the fantastic transport links via the M62 motorway and Smithy Bridge mainline train station all within a few minutes driveway. Call us now to arrange a viewing as this property is definitely one to be appreciated.

ENTRANCE HALL

12'2" x 5'10" (3.72 x 1.78)

A welcoming hallway, offering plenty of space to hang coats and store shoes, along with the stairs that lead to the first floor, landing and doors taking you through to the downstairs accommodation.

LOUNGE

15'8" x 11'7" (4.79 x 3.54)

Light and bright room which has been tastefully decorated, with windows to both the front and side aspects. Plenty of space for furniture.

OPEN PLAN LIVING KITCHEN DINER

18'11" x 19'9" max (5.78 x 6.02 max)

A quality installed kitchen and Island offering an abundance of storage, along with high end integrated appliances which include ovens, hob, extractor, fridge freezer along with a dish washer. The room is flooded with plenty of natural light from the various floor-to-ceiling windows and doors along with the feature lantern ceiling window. The media wall adds a great focal point to the living area with a feature fire installed and there is plenty of space for a family dining table.

OFFICE/SNUG

10'2" x 8'3" (3.11 x 2.53)

A really versatile space, currently being used as a home office area and snug which is ideal for those working from home or a homework area for children.

UTILITY ROOM

6'4" x 9'0" (1.94 x 2.76)

Useful room in any family home to be able to have the white goods stored separately from the kitchen area. Plumbing and space for a washing machine and tumble dryer along with a stainless steel sink and drainer.

SHOWER ROOM

3'6" x 9'0" (1.08 x 2.76)

Modern three piece suite briefly comprising of a low level WC, built in wash hand basin and shower.

LANDING

15'0" x 5'10" (4.58 x 1.78)

BEDROOM 1

12'11" x 11'7" (3.96 x 3.54)

Beautifully decorated spacious double bedroom with a window to the rear aspect.

BEDROOM 2

8'11" x 11'7" (2.72 x 3.54)

Second double bedroom with and aspect to the front aspect.

BEDROOM 3

11'8" x 9'0" (3.56 x 2.76)

Third good size bedroom which again is a double in size and has a front aspect window.

BEDROOM 4

10'2" x 9'0" (3.11 x 2.76)

Overlooking the rear garden, another good size bedroom for a child or would make a spacious home office.

BATHROOM

6'10" x 7'5" (2.09 x 2.28)

Stunning high end bathroom which briefly comprises of a low-level WC, built in wash hand basin and freestanding bath with a luxury addition of TV mounted to the wall. A window to the rear aspect.

EXTERNAL

To the front of the property, the driveway provides off-road parking for three cars, side access leads to the rear garden which has been landscaped to fully make full potential of the split levels now providing a three tier decked seating area and play area which has astro turf.

GARAGE

Up and over door with power and light and perfect for storage.

Material Information - Littleborough

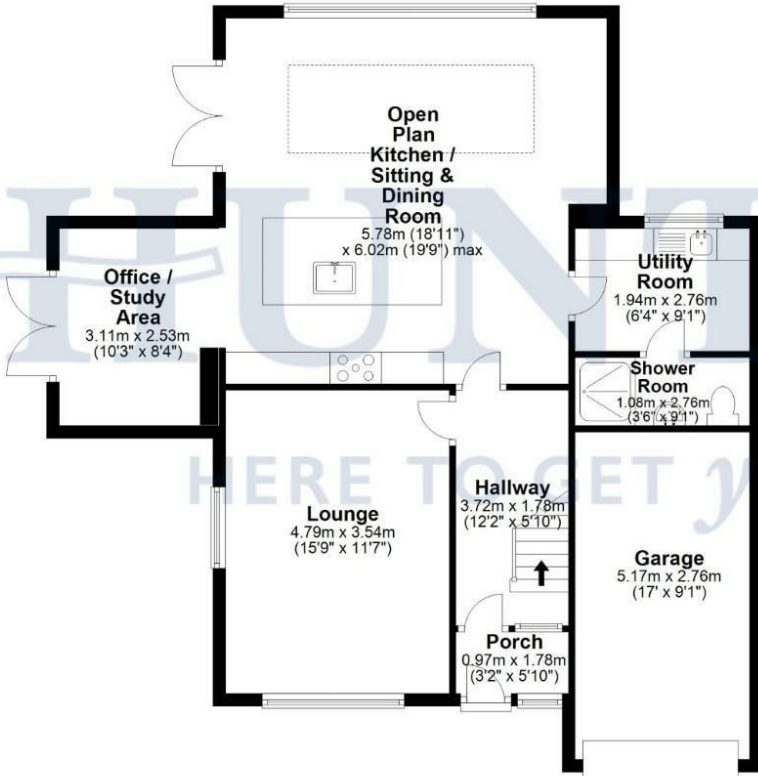
Tenure Type; FREEHOLD

Council Tax Banding; Rochdale Council BAND C

Floorplan

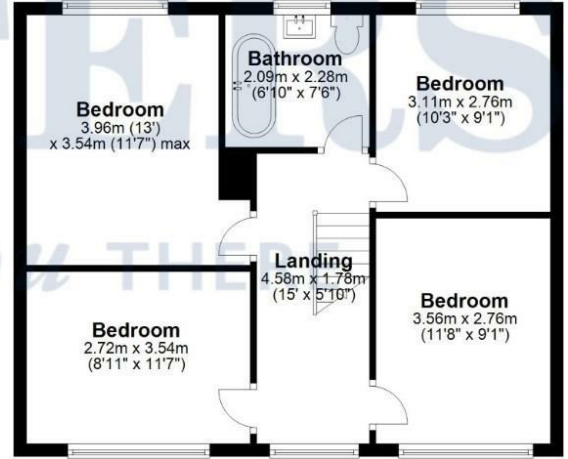
Ground Floor

Approx. 91.8 sq. metres (988.6 sq. feet)



First Floor

Approx. 56.1 sq. metres (603.4 sq. feet)



Total area: approx. 147.9 sq. metres (1592.0 sq. feet)

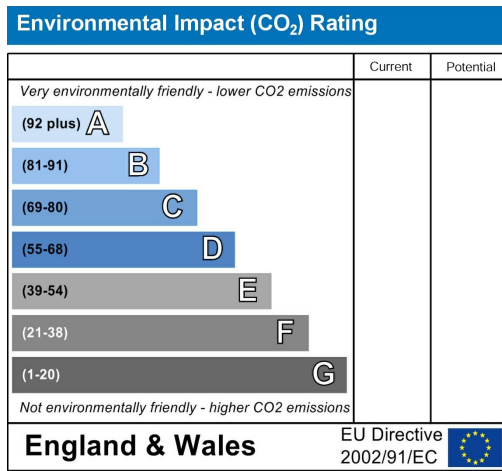
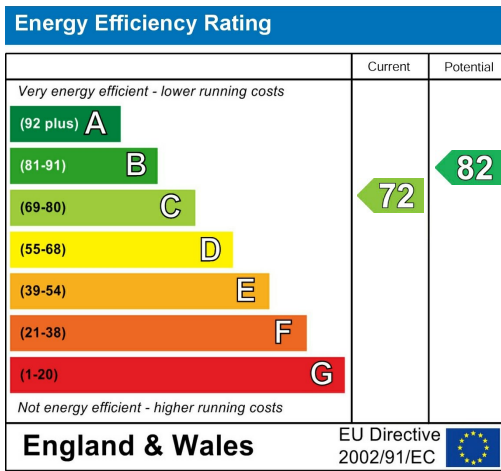
Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.
Created by EveryCloud Photography on behalf of Hunters
Plan produced using PlanUp.







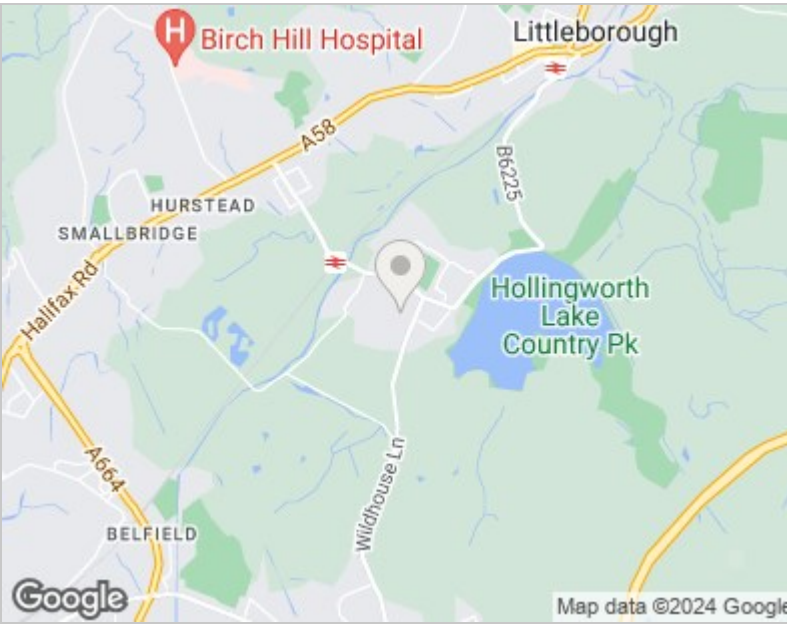
Energy Efficiency Graph



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





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.

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