

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Durnlaw Close

Littleborough, OL15 0BD

Offers In The Region Of £290,000

- SPACIOUS THREE STOREY FAMILY HOME
- CONSERVATORY, UTILITY ROOM
- OPEN VIEWS TO BOTH FRONT & REAR
- LOW MAINTENANCE TERRACED GARDEN
- LEASEHOLD



- THREE BEDROOMS, TWO BATHROOMS PLUS CLOAKROOM
- ESTABLISHED CUL DE SAC CLOSE TO OPEN COUNTRYSIDE, LITTLEBOROUGH VILLAGE AND TRAIN STATION
- GARAGE PLUS DRIVEWAY PARKING
- EPC RATING C
- COUNCIL TAX BAND D

Tel: 01706 390 500

# Durnlaw Close

Littleborough, OL15 0BD

Offers In The Region Of £290,000



Situated on a highly sought after development, a short distance from Littleborough village and all its local amenities including schools, shops and the main line train station providing direct access to both Manchester and Leeds city centres offers this modern townhouse property. Enjoying stunning open views and accommodation over three levels, this property comprises of a spacious lounge, newly fitted dining kitchen and conservatory to the first floor. Leading to the second floor boasts three bedrooms, master with en-suite and a family bathroom suite. This fantastic family home offers a further cloakroom to the ground floor, useful utility room and a spacious integral garage. Externally, benefitting from a terraced garden to the rear, surrounded by open countryside and off road driveway parking to the front. With open countryside on the doorstep, viewings are highly recommended to appreciate this family home.

## ENTRANCE HALL

With Karndean flooring, access to all ground floor rooms and stair access to the first floor.

## UTILITY ROOM

11'2" x 7'10" (3.42 x 2.40)

With a stainless steel sink unit and worktop storage, plumbing for automatic washing machine, tiled floor, and storage cupboard under stairs. Currently used as a utility room, however would make an ideal home office or gym.

## CLOAKROOM

4'6" x 6'2" (1.39 x 1.89)

Fitted with a low suite WC, vanity unit, chrome towel radiator, and Karndean floor.

## LANDING

6'5" x 14'5" (1.96 x 4.39)

With access to all first floor rooms and stair access leading to the second floor.

## LOUNGE

15'9" x 14'4" (4.81 x 4.39)

A spacious and attractive lounge, with open views, and a recently fitted media wall with an electric feature fireplace.

## DINING KITCHEN

11'10" x 14'4" (3.63 x 4.39)

A newly fitted dining kitchen, comprising of a range of modern and contemporary wall and base units, worktops and integral appliances including a gas hob, electric oven, microwave, fridge freezer, dishwasher and an instant hot water tap. The dining kitchen offers space for a dining room table and has French patio doors leading to the conservatory.

## CONSERVATORY

9'10" x 11'8" (3.00 x 3.57)

A spacious conservatory, with tiled flooring and double doors out to the rear garden.

## LANDING

6'8" x 8'5" (2.03 x 2.57)

With a good sized built in storage cupboard, and access to the part boarded loft space.

## MASTER BEDROOM

11'9" x 14'5" (3.57 x 4.39)

A spacious principal bedroom, situated at the rear of the property enjoying garden and woodland views, and with en suite facilities.

## EN SUITE SHOWER ROOM

2'11" x 7'4" (0.89 x 2.26)

A modern and contemporary bathroom, comprising of a low level WC, wash hand basin and walk in shower

## BEDROOM 2

12'5" x 6'6" (3.80 x 2.00)

A further double bedroom located to the front of the property enjoying open countryside views.

## BEDROOM 3

8'4" x 7'6" (2.55 x 2.30)

The smallest of the three bedrooms located to the front of the property enjoying open countryside views.

## BATHROOM

6'8" x 7'5" (2.04 x 2.26)

A luxury bathroom comprising panelled bath, wall mounted basin, low suite wc, fully tiled walls and floor, spotlighting and a chrome towel radiator.

## GARAGE

16'4", 29'11" x 10'11" (5.89 x 3.34)

An integral single garage with a metal up and over door, water supply, power and lighting. Additional private driveway parking can be located to the front of the garage.

## GARDENS

The rear garden is adjacent to open countryside and has been terraced to provide numerous seating and patio areas. The front mainly comprises a block paved driveway, which provides easy parking for two cars.

## Material Information - Littleborough

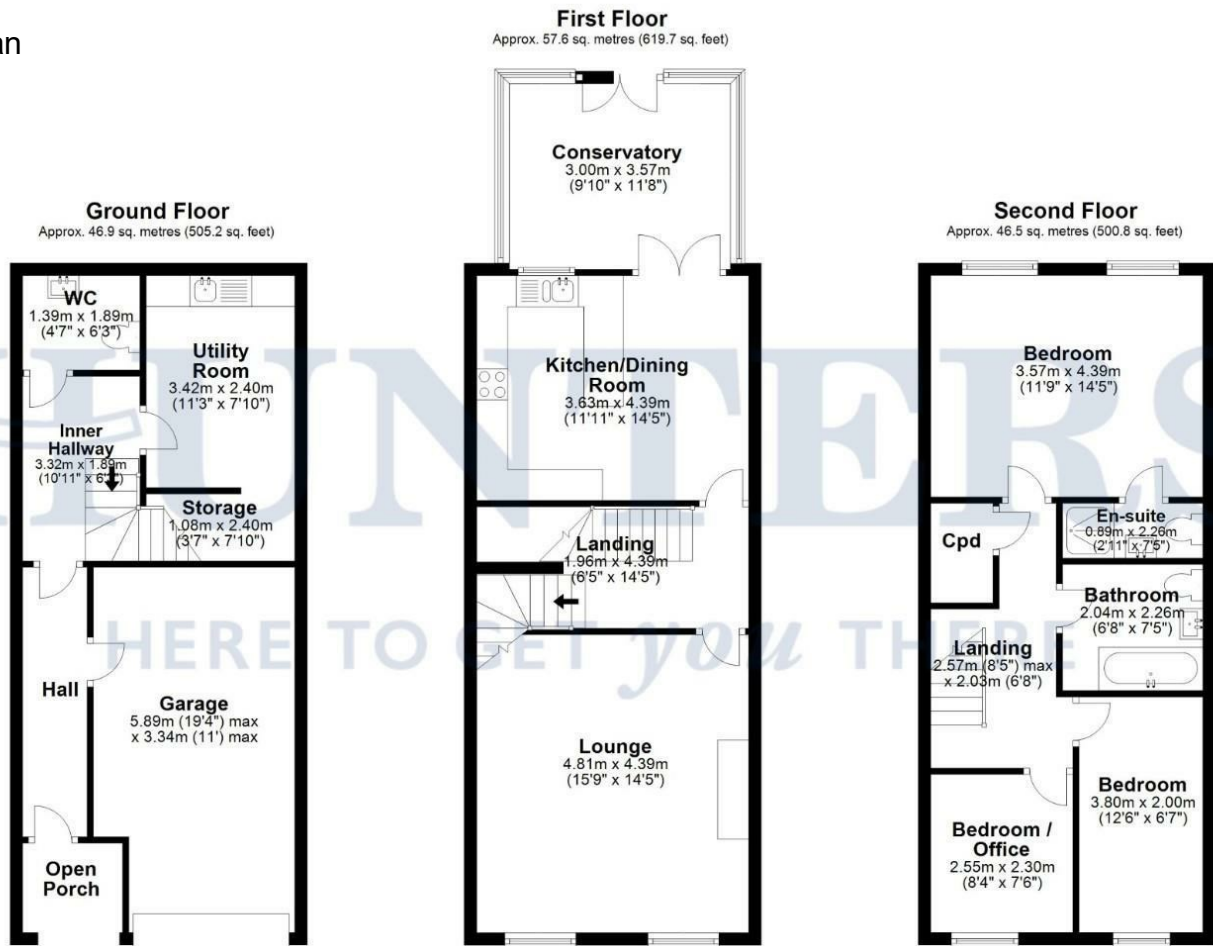
Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 771

Leasehold Annual Ground Rent Amount £100.00

Council Tax Banding; ROCHDALE COUNCIL BAND D.

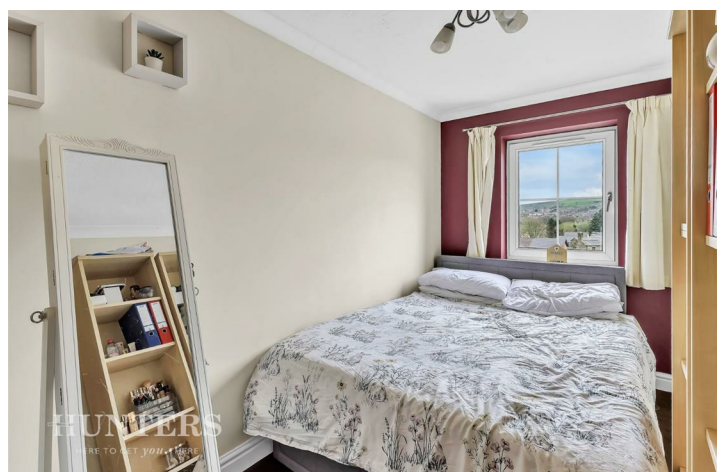
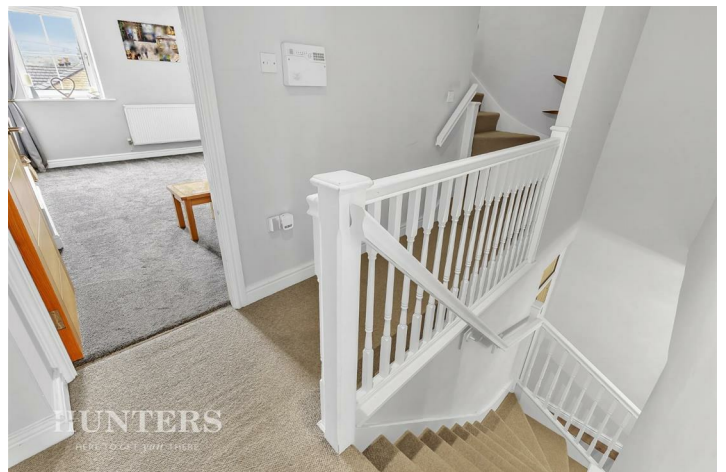
# Floorplan



Total area: approx. 151.0 sq. metres (1625.6 sq. feet)

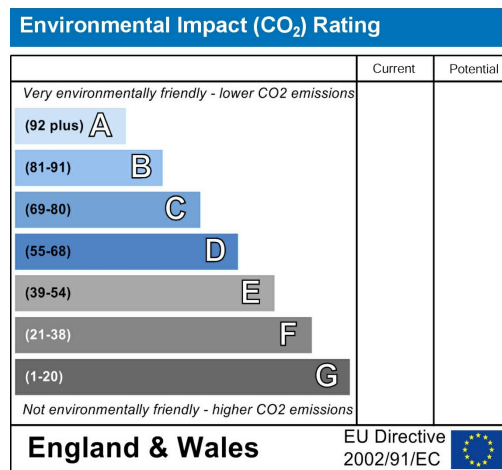
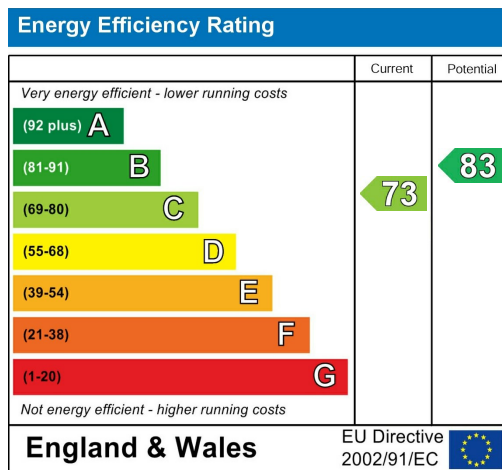
Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own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







### Energy Efficiency Graph

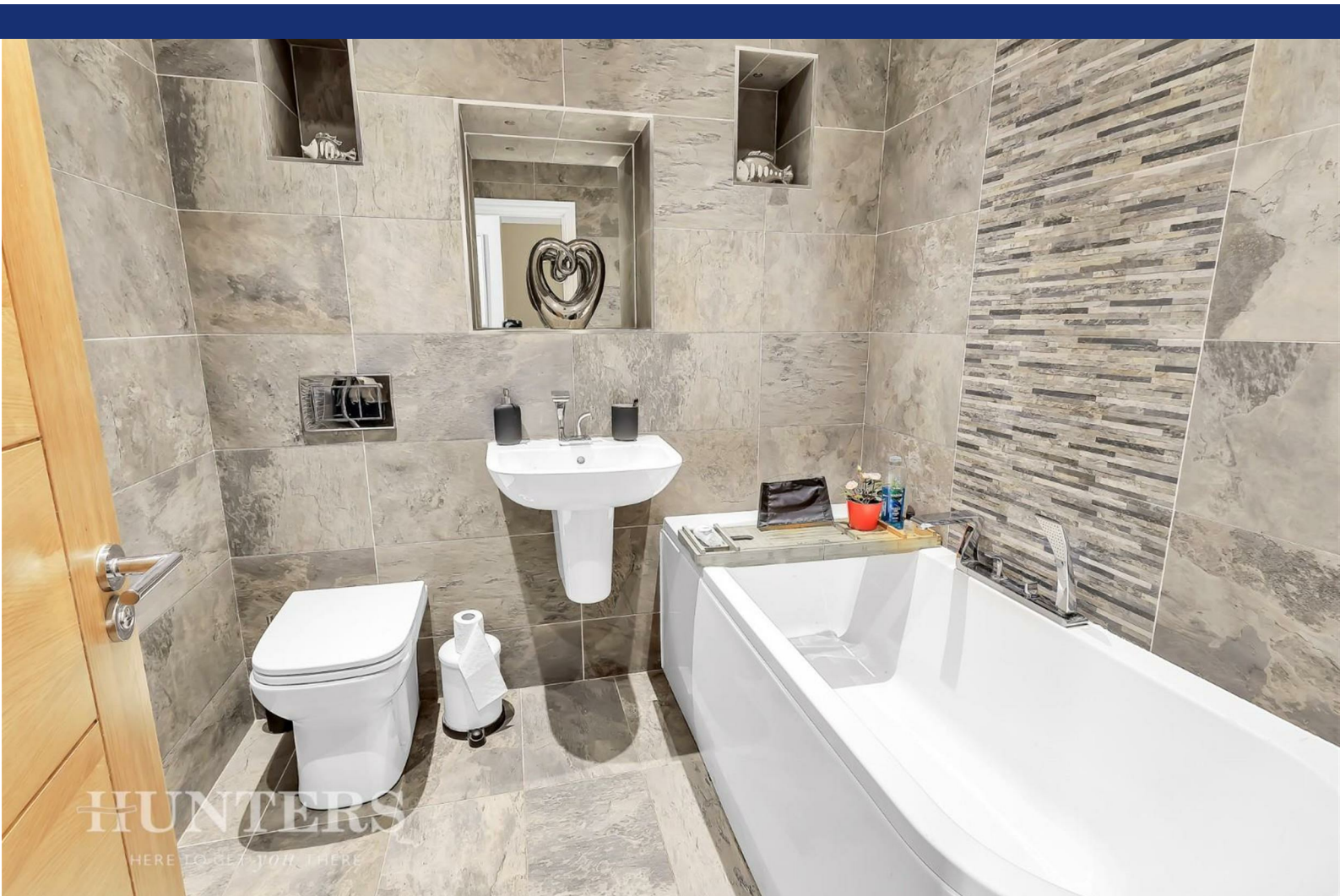


### Viewing

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.

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

