

HUNTERS[®]

HERE TO GET *you* THERE



Whitelees Road

Littleborough, OL15 8DR

£230,000



- STONE BUILT END TOWNHOUSE
- BEAUTIFULLY PRESENTED
- PRIVATE PARKING TO REAR
- COUNCIL TAX BAND D
- LEASEHOLD

- FOUR BEDROOMS, MASTER EN SUITE
- GARDENS FRONT & REAR
- CONVENIENT FOR LITTLEBOROUGH VILLAGE & STATION
- EPC RATING TBC

Tel: 01706 390 500

Whitelees Road

Littleborough, OL15 8DR

£230,000



Hunters Estate Agents are delighted to offer to the market this well presented and tastefully decorated end modern townhouse. Situated in a popular residential area, convenient for local schools, Littleborough village centre and the main line railway station, making it ideal for a variety of buyers. The property offers great accommodation which is set out over three floors and briefly comprises of; entrance, lounge, dining kitchen and downstairs WC, with three bedrooms and a family bathroom to the first floor along with a spacious master suite to the second floor with en-suite facilities. Externally there are gardens front and rear and private parking to the rear also. An internal viewing is highly recommended to fully appreciate the presentation and space on offer.

Entrance

A useful space to be able to hang coats and store shoes, with the stairs that lead to the first floor landing and a door leading into the lounge.

Lounge

14'8" x 12'11" (4.49 x 3.94)

Attractive and spacious lounge which is light and airy with a window looks out to the front aspect.

Dining Kitchen

With patio doors leading out to the rear garden and plenty of space for a dining table (2.55m x 2.57m), with the kitchen (2.88m x 2.25m) offering a range of fitted base and wall units incorporating built in oven and gas hob, stainless steel sink unit, complementary tiling, gas fired central heating boiler.

Downstairs WC

Low suite WC and pedestal basin.

First Floor Landing

10'5" x 2'10" (3.19 x 0.87)

With access to the first floor rooms and the stairs to the second floor.

Bedroom 2

11'5" x 9'9" (3.48 x 2.98)

Light and airy double bedroom at the front of the property.

Bedroom 3

9'3" x 7'4" (2.84 x 2.26)

Good sized bedroom at the rear of the house, overlooking the rear garden.

Bedroom 4

7'4" x 6'5" (2.26 x 1.98)

Single bedroom, currently used as a home office.

Family Bathroom

6'4" x 6'2" (1.95 x 1.89)

Three piece suite comprising of a panelled enclosed bath with shower over, pedestal basin, with a low suite WC, complementary tiling and an extractor fan.

Master Bedroom

18'3" x 16'1" (5.58 x 4.92)

Located on the second floor, a spacious double bedroom with plenty of space for wardrobes, and further useful eaves storage. A window looks out to the rear aspect.

En-Suite

7'0" x 5'8" (2.14 x 1.74)

Having only been installed within the last two years this modern en-suite briefly comprises of a walk in shower with a rainfall shower head, pedestal basin, low suite WC, and with complementary tiling.

Gardens and Parking

Front lawn garden with a lovely landscaped rear garden comprising of a lawn with stone patio and path with a gate to the rear to access the parking area.

Material Information - Littleborough

Tenure Type; LEASEHOLD

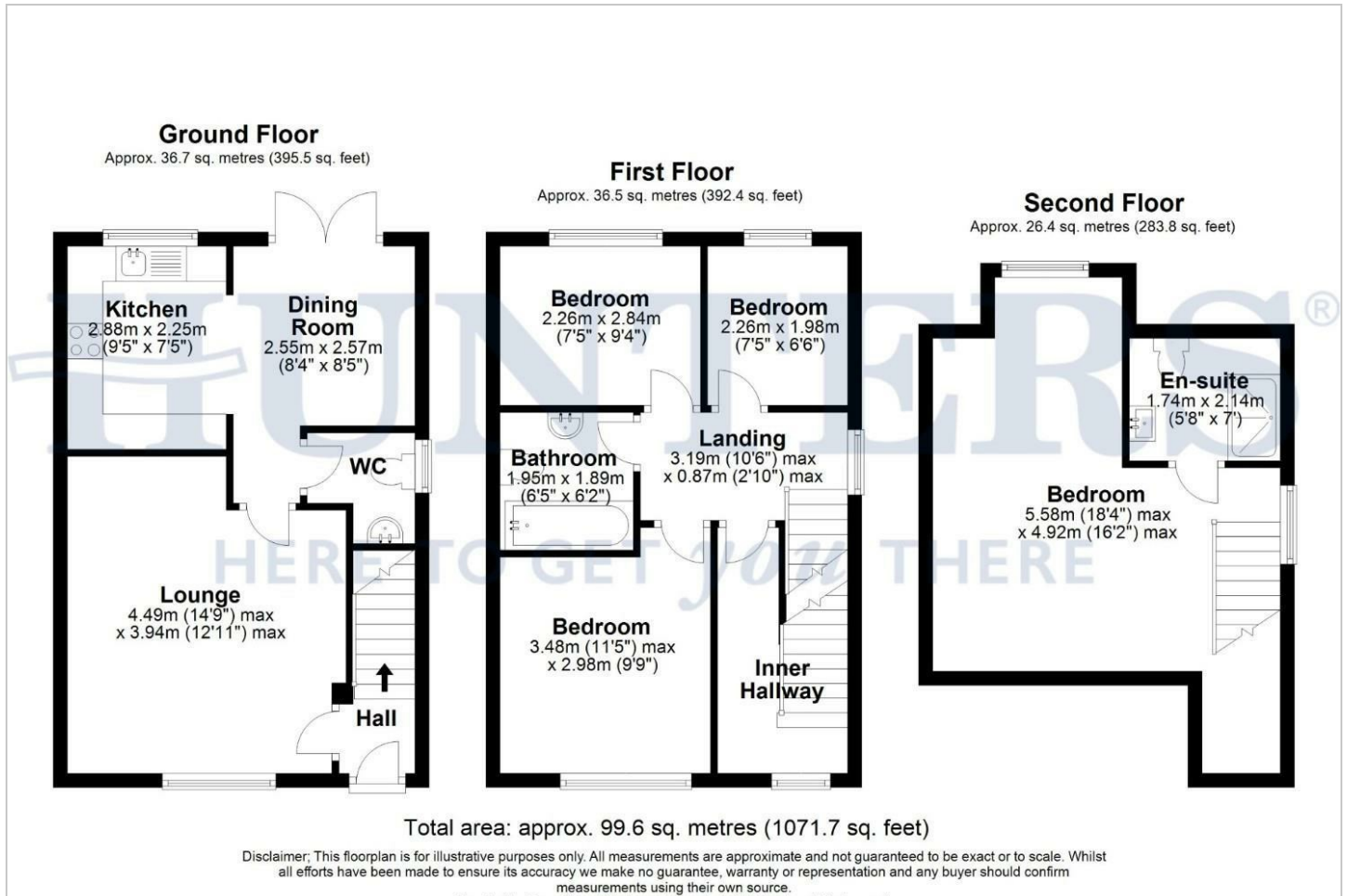
Leasehold Years remaining on lease; 231

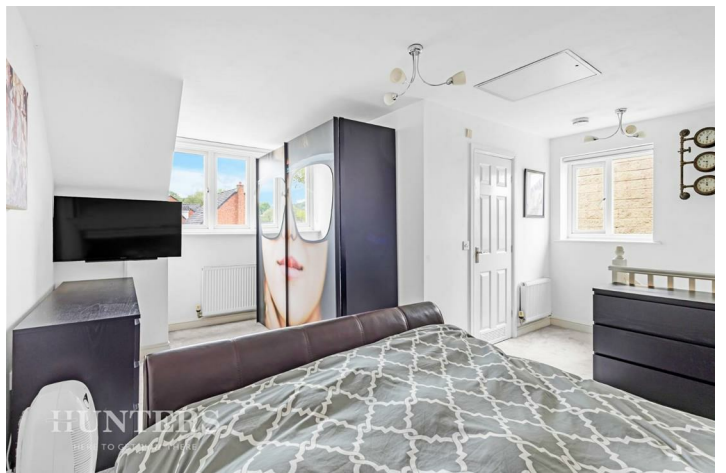
Leasehold Annual Service Charge Amount £

Leasehold Ground Rent Amount, Uplift %, Rent Review Period;

Council Tax Banding; ROCHDALE COUNCIL BAND D.

Floorplan

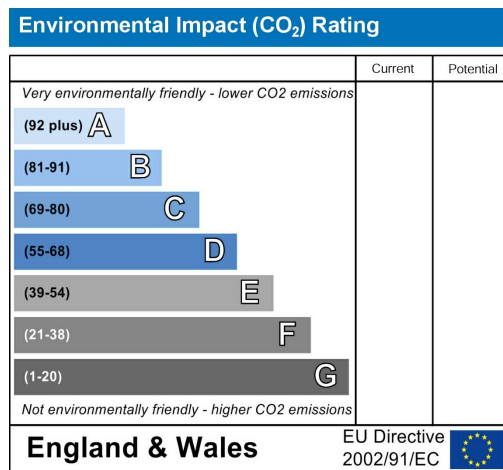
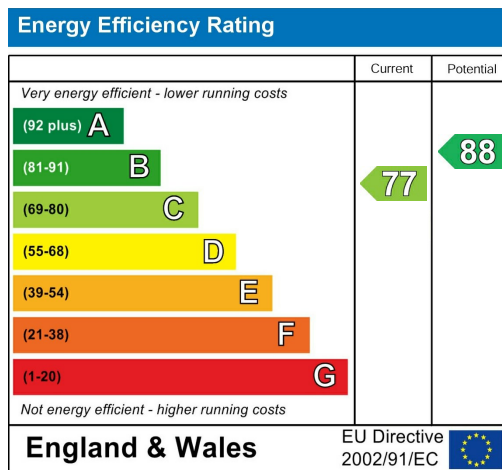






HUNTERS
HERE TO GET YOU THERE

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
<https://www.hunters.com>

