



Oliver Close

Littleborough, OL15 8NH

£230,000



- THREE BEDROOM SEMI DETACHED WITH NO CHAIN
- CONVENIENT TO LOCAL AMENITIES
- CONSERVATORY
- GARDENS AND PLENTY OF OFF ROAD PARKING
- EPC RATING D
- POPULAR CUL-DE-SAC LOCATION
- LOUNGE KITCHEN DINER
- TWO BATHROOMS AND DOWNSTAIRS WC
- COUNCIL TAX BAND C
- LEASEHOLD

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Hunters are delighted to offer to the market this modern and well presented three bedroomed semi detached property, which is situated within this popular and sought after cul-de-sac. The property is well maintained and tastefully decorated throughout, benefitting from gas central heating and double glazing. The accommodation briefly comprises of entrance porch, downstairs WC, lounge, modern fitted dining kitchen, conservatory, three first floor bedrooms, en-suite shower room and a family bathroom. Externally there is a beautifully presented rear garden and off road parking to the front. The location is ideal for those looking for easy access to all neighbouring towns and villages with great access to the local shops, schools and the main line train station in Littleborough and Smithy Bridge. A viewing is highly recommended and there is NO ONWARD CHAIN.

Entrance Hall

A useful space to be able to hang coats and store shoes before entering the property with internal doors to the lounge and the WC.

Downstairs WC

Two piece suite with a low level WC and a wash hand basin.

Lounge

14'11" max x 16'3" max (4.57 max x 4.96 max)

A spacious light and airy room with plenty of space for furniture and useful storage under the stairs in the storage cupboard. A window looks out to the front aspect and stairs lead to the first floor.

Kitchen Diner

8'7" x 16'3" (2.62 x 4.96)

Modern well presented kitchen diner with a range of base and wall units with a built-in oven with a gas hob, integrated dish washer with further space and plumbing for a washing machine and fridge freezer. There is also space for a family dining table and a window that looks out over the rear garden. The sliding doors open to gain access into the conservatory.

Conservatory

9'4" max x 9'8" (2.87 max x 2.95)

Wood framed double glazed with doors opening out onto the garden. A great additional room.

Landing

11'5" max x 6'0" max (3.48 max x 1.85 max)

Loft access which is partly boarded making it ideal for storage.

Bedroom 1

11'8" x 9'10" max (3.57 x 3.01 max)

Light and tastefully decorated double bedroom with a fitted wardrobe and a window to the front aspect. A door leads through to the en-suite.

En-Suite

2'11" x 9'10" (0.90 x 3.01)

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

Bedroom 2

8'7" x 9'10" (2.62 x 3.01)

Rear aspect bedroom that over looks the rear garden and with fitted wardrobes.

Bedroom 3

9'0" max x 7'3" (2.76 max x 2.21)

Single bedroom with a window to the front aspect.

Family Bathroom

5'6" x 6'0" (1.69 x 1.85)

White three piece suite with a low level WC, pedestal wash hand basin and bath with a shower attachment. Window to the rear aspect.

Gardens & Parking

To the front there is a driveway providing off road parking with side access to the rear garden, which offers a lovely place to sit out and enjoy and for children to play. A patio seating area with a well manicured lawn, useful storage shed which will be staying and well established plants and shrubs. All enclosed by fencing.

Material Information - Littleborough

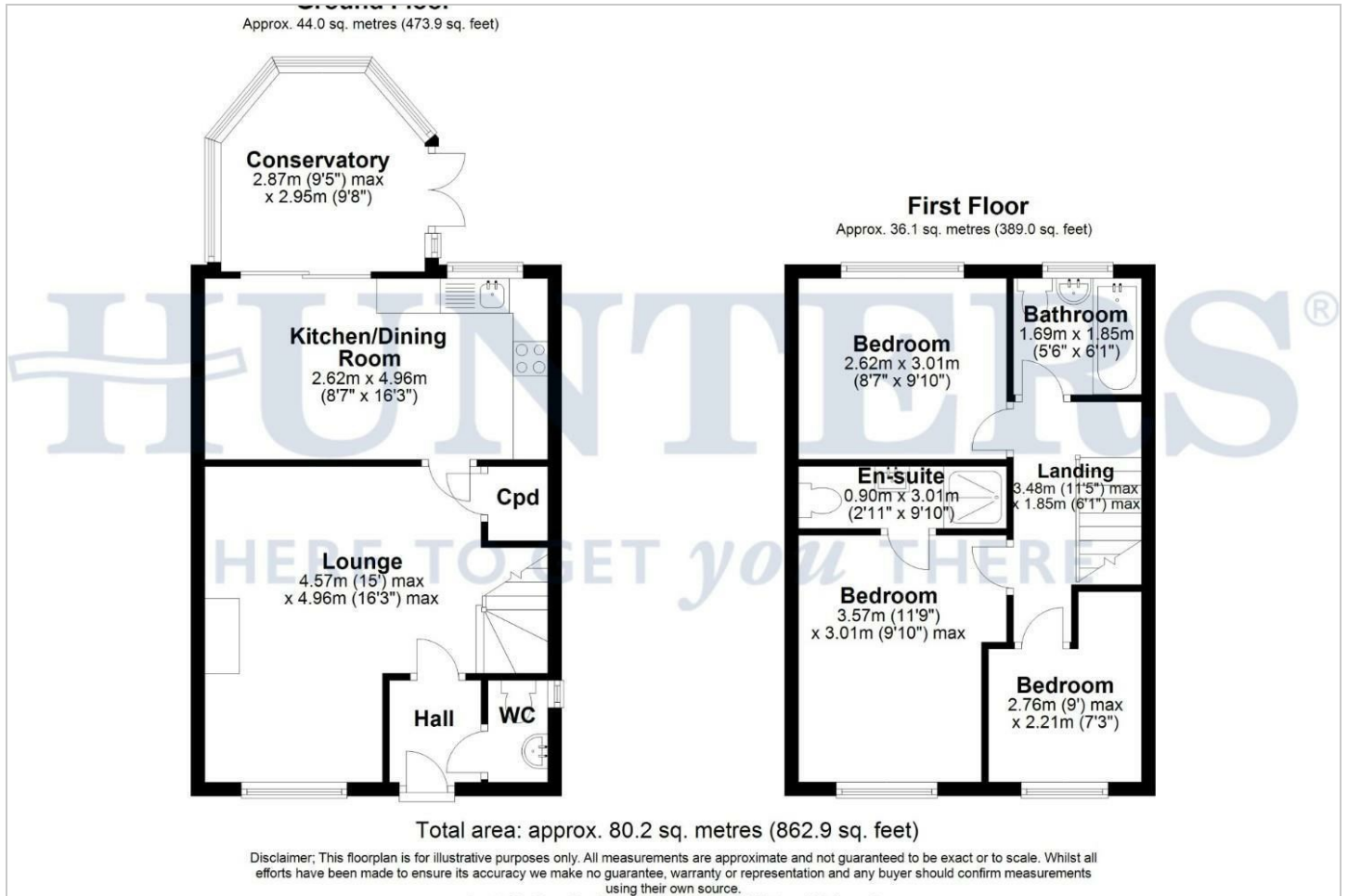
Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 821

Leasehold Annual Ground Rent Amount £

Council Tax Banding; ROCHDALE COUNCIL BAND C.

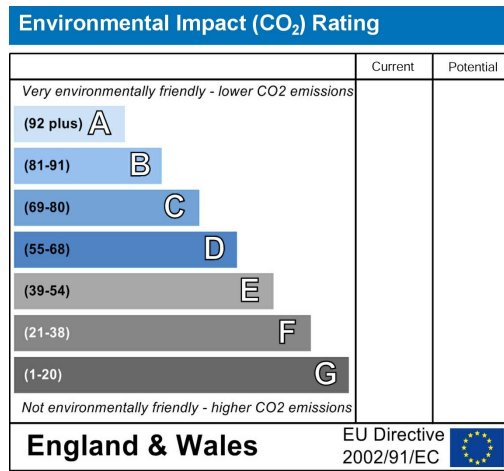
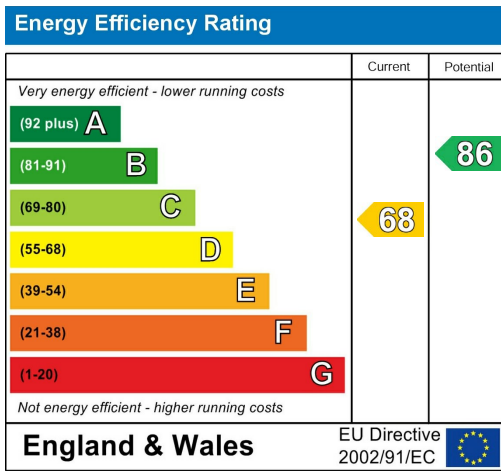
Floorplan







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





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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