

HUNTERS[®]

HERE TO GET *you* THERE



Spenwood Road

Littleborough, OL15 8PF

£219,950



- DOUBLE FRONTED FAMILY HOME
- TWO RECEPTION ROOMS
- GARDENS & GARAGE WITH PARKING
- SOLD WITH NO CHAIN
- EPC C

- SOUGHT AFTER LOCATION
- THREE SPACIOUS BEDROOMS
- POTENTIAL TO EXTEND
- LEASEHOLD
- COUNCIL TAX BAND B

Tel: 01706 390 500

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Hunters Estate Agents are delighted to be able to offer to the market this deceptively spacious, double fronted property on a road which is tucked away and sought after, where properties rarely come up for sale. The property is light and bright throughout offering spacious living accommodation and boasting generous gardens which leads to the potential of extending in the future, subject to the relevant planning permissions. There is also a garage with off road parking. The location is ideal for those looking to be conveniently located, close to all the local amenities including schools, shops and transport links with the mainline train station in Littleborough for access to Leeds and Manchester and local supermarkets. Internally the property has been well maintained and lovingly owned for 60 years and briefly comprises of an entrance hall, living room, dining room, kitchen which over looks the rear garden, three good sized bedrooms and a bathroom with a separate WC. A viewing is a must to fully appreciate the space that is on offer. Gas centrally heated and double glazed, call now to arrange your viewing. Sold with NO ONWARD CHAIN.

Entrance Hall

Upon entering the property from the side main entrance you are welcomed into the hallway. There is a cloakroom with a window to the rear aspect and the stairs lead up to the first floor landing with an internal door leading through to the living room.

Lounge

14'4" x 11'11" (4.39 x 3.65)

A light and bright room with plenty of space for furniture with a feature chimney breast and an archway leading through to the dining room. A window to the front aspect.

Dining Room

11'1" x 10'6" (3.38 x 3.21)

Flooded with light from a large window that looks out to the front aspect, the formal dining room provides a great space for the family to come together.

Kitchen

7'9" x 19'6" max (2.38 x 5.96 max)

A range of fitted wall and base units with an integrated fridge freezer, pull out larder cupboard and space and plumbing for a washing machine and oven. Windows and an external door look out over the rear garden providing a lovely aspect.

Landing

6'4" x 10'6" (1.94 x 3.21)

Accessing all first floor rooms with a storage cupboard and window to the side elevation.

Bedroom 1

14'4" x 11'11" (4.39 x 3.65)

A large main bedroom, the window looks out over the front aspect with a range of fitted wardrobes.

Bedroom 2

11'1" x 10'6" (3.38 x 3.21)

Light and airy double bedroom with a window to the front.

Bedroom 3

7'9" x 11'11" (2.38 x 3.65)

By no means a small box room, this generous bedroom would be ideal for those working from home or for a young child with fitted wardrobes. A window over looks the rear garden.

Bathroom

4'5" x 7'3" (1.36 x 2.22)

Two-piece suite with a bath which has a shower over and a wash hand basin and a storage cupboard housing the combi boiler. A window to the rear aspect.

Separate WC

4'5" x 2'11" (1.36 x 0.89)

WC with a window to the side aspect.

Gardens

The gardens to the front and rear are generous in size with well established plants and shrubs, providing any buyer a wonderful place to be able to sit out and enjoy.

Parking and Garage

Driveway to the front leading to a single garage. Please note the width to the top of the driveway is narrow, therefore the garage would be used for storage only.

Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 922

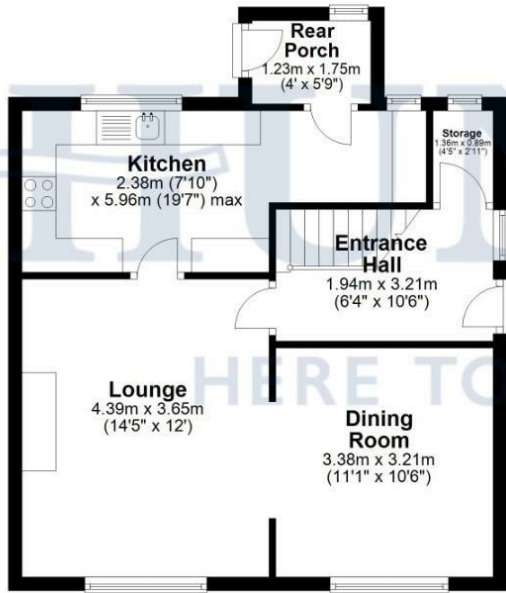
Leasehold Annual Ground Rent Amount £3

Council Tax Banding; ROCHDALE COUNCIL BAND B.

Floorplan

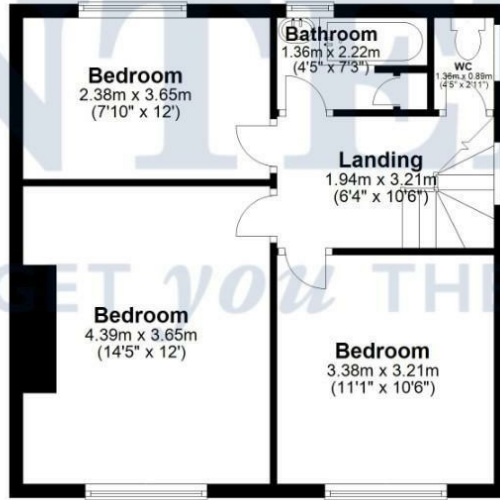
Ground Floor

Approx. 50.1 sq. metres (539.4 sq. feet)



First Floor

Approx. 47.8 sq. metres (514.4 sq. feet)



Outbuilding

Approx. 16.9 sq. metres (181.5 sq. feet)



Total area: approx. 114.8 sq. metres (1235.4 sq. feet)

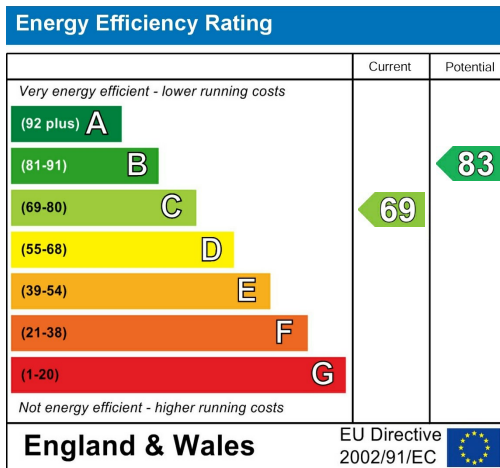
Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own 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.

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