

HUNTERS[®]

HERE TO GET *you* THERE



HUNTERS
HERE TO GET *you* THERE

Cleggswood Avenue

Hollingworth Lake, Littleborough, OL15 0DF

£269,950



- BEAUTIFULLY PRESENTED THROUGHOUT
- WALKING DISTANCE TO THE TRAIN STATION & HOLLINGWORTH LAKE
- MAGNIFICENT OPEN PLAN DINING KITCHEN WITH INTEGRATED APPLIANCES
- DESIGNER FOUR PIECE BATHROOM SUITE
- GROUND FLOOR WC
- THREE BEDROOMS
- OPEN VIEWS TO THE REAR
- EPC RATING D
- COUNCIL TAX BAND B
- LEASEHOLD

Tel: 01706 390 500

Cleggswood Avenue

Hollingworth Lake, Littleborough, OL15 0DF

£269,950



This superbly presented semi-detached property offers stylish and contemporary living accommodation, set within this ideal location providing easy access and walking distance to Hollingworth Lake, excellent local schools, and Smithy Bridge railway station. For those seeking Motorway links, the M62 motorway access is also nearby at Milnrow. There is a fabulous open plan integrated kitchen and dining area, beautifully presented lounge, useful downstairs WC, a large bathroom with a four piece bathroom suite, and three good sized bedrooms. Externally, the property has an attractive garden to the rear with an open aspect view and to the front, private parking on the driveway. An ideal family home and a viewing is highly recommended.

Entrance Hall

11'3" x 7'9" (3.45 x 2.38)

A spacious entrance hall with storage under the stairs, and a feature toughened glass staircase. Newly laid flooring and recently decorated.

Lounge

13'1" x 11'10" (3.99 x 3.62)

An attractive lounge with a feature marble inset fireplace and water vapour log effect fire, picture window, and open plan with the dining room.

Dining Kitchen

20'0" max x 17'8" max (6.10 max x 5.41 max)

The large open plan dining area and extended kitchen is a real feature, and focal point of this home. The modern kitchen has a range of fitted base and wall units incorporating a built in oven and induction hob with downdraft extractor fan, integrated fridge, freezer, washing machine, tumble dryer, and dishwasher, composite sink unit, island style breakfast bar, underfloor heating and spotlight The dining area has double doors leading out to the patio and garden, and showcases the superb open views to the rear.

WC

Low suite WC, vanity unit, fully tiled walls and heated tiled floor.

Landing

Newly carpeted hall stairs and landing with ladder access to the boarded loft space, which has power and light supplied.

Bedroom 1

11'10" x 11'1" (3.62 x 3.39)

Double bedroom with a new carpet and a rear aspect window to rear of the property, enjoying superb open views.

Bedroom 2

10'7" x 9'7" (3.23 x 2.93)

A second double bedroom, at the front of the house, with a decorative period fireplace and hearth.

Bedroom 3

10'0" x 7'7" (3.07 x 2.33)

Good sized single bedroom, with power points and a window to the front aspect.

Bathroom

7'9" x 7'8" (2.38 x 2.35)

Modern four piece suite comprising of a corner bath, shower cubicle with an integrated rainfall shower head, combination vanity unit and low suite WC, fully tiled walls, heated tiled floor, upvc panelled ceiling with spotlighting, twin windows, and a chrome towel radiator.

Garden and Driveway

The property has gardens to the front and rear, with the rear being a particular feature as it adjoins open green space and has far reaching views. There is a brick built store, lawn with mature beds, and a patio area. The front garden has been converted to allow private parking for two cars. Cleggswood Avenue parking is permit only, with each household having access to one permit, and one visitor pass.

Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 948

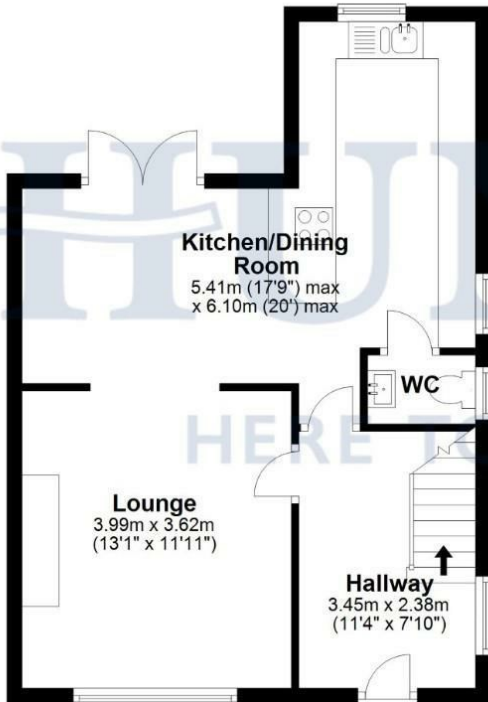
Leasehold Annual Ground Rent Amount £2.00

Council Tax Banding; ROCHDALE COUNCIL
BAND B

Floorplan

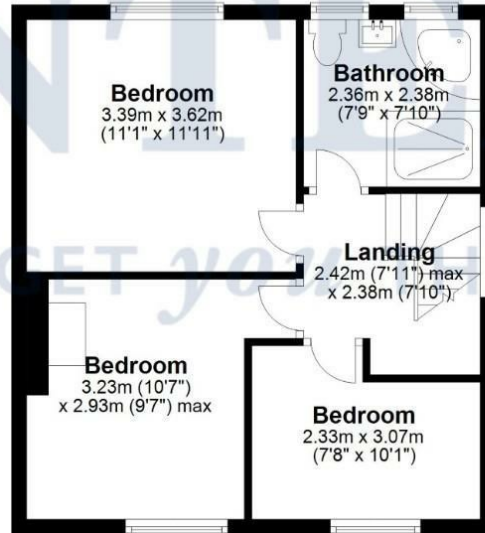
Ground Floor

Approx. 46.3 sq. metres (498.2 sq. feet)



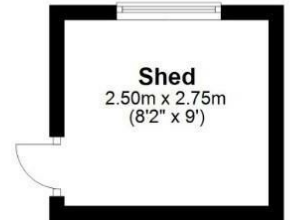
First Floor

Approx. 41.0 sq. metres (440.8 sq. feet)



Outbuilding

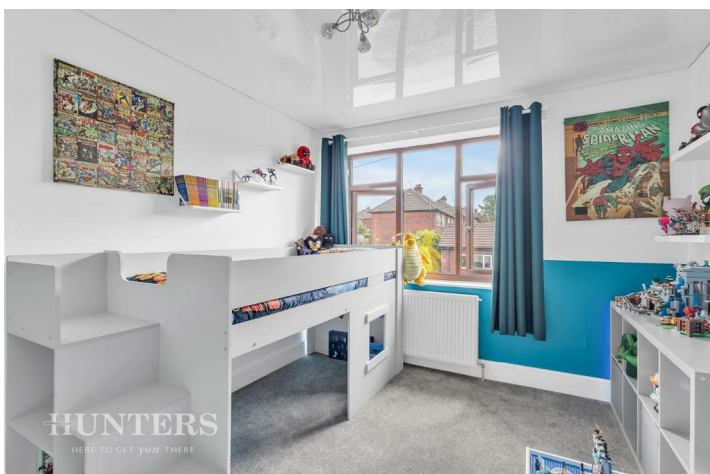
Approx. 6.9 sq. metres (73.9 sq. feet)



Total area: approx. 94.1 sq. metres (1013.0 sq. feet)

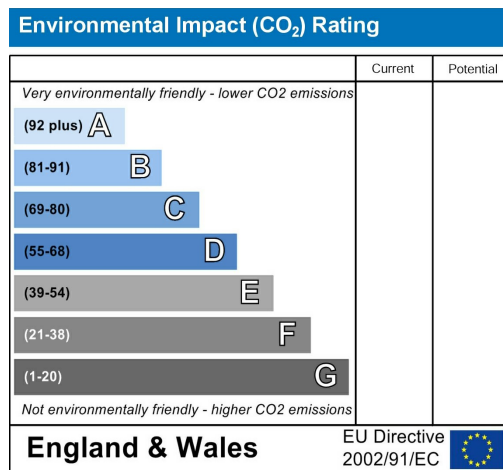
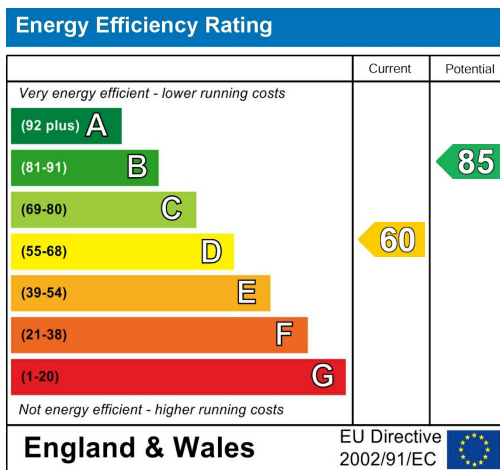
Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own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

