

HUNTERS[®]

HERE TO GET *you* THERE



St. Andrews Close

Dearnley, Littleborough, OL15 8PG

£395,000



- TRULY STUNNING DETACHED PROPERTY
- SEPARATE LOUNGE & DOWNSTAIRS WC
- GARAGE/UTILITY GARDENS AND DRIVEWAY
- VIEWINGS HIGHLY RECOMMENDED
- COUNCIL TAX BAND D
- GORGEOUS OPEN PLAN DINING KITCHEN LIVING
- FOUR BEDROOMS TWO BATHROOMS
- ENVIABLE CUL-DE-SAC POSITION
- LEASEHOLD
- EPC RATING C

Tel: 01706 390 500

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£395,000



Hunters Estate Agents are delighted to have the privilege to offer to the market this stunning, modern and immaculately presented detached family home. Tucked away on this sought after cul-de-sac development in a prime location. An ideal family home, which is spacious, light and airy and beautifully presented to a very high quality. Briefly comprising of an entrance hall, useful downstairs cloakroom/WC, light and airy living room with a fabulous open plan dining kitchen living area, which overlooks the private rear garden, with Amtico flooring throughout. Part of the integral garage has been turned into a useful utility space. To the first floor there are four bedrooms, the master with an en suite shower room and the house family bathroom suite, all tastefully decorated and well maintained. The private garden has been cared for and landscaped providing a wonderful space to be able to sit out and enjoy in the warmer months. To the front, the stylish light grey resin driveway provides off road parking for two cars. Viewings are highly recommended to fully appreciate this wonderful home.

Entrance Hall

A welcoming entrance hall that truly sets the tone of this fabulous home, quality flooring that flows through the living accommodation, the staircase leading to the first floor landing and an internal door to the WC.

WC

White two piece suite comprising of a low level WC and wash hand basin with a window to the front aspect.

Lounge

14'3" x 12'5" (4.36 x 3.81)

A stylishly decorated room with a media wall incorporating a feature bio-fuel fire place. Light and bright room with a double-glazed window to the front aspect.

Kitchen Diner Living

A perfect entertaining and family space. The kitchen/ dining area (7.54m x 2.92m) boasts a quality fitted range of wall and base units incorporating a larder cupboard and coffee station. Integral appliances including double electric oven, microwave, induction hob with a self venting extractor fan, dishwasher and a fridge freezer. Plenty of space for a family dining table and open plan into the living area with underfloor heating to the rear sitting room (3.80m x 2.88m), which is beautifully decorated and has a lovely outlook to the rear garden.

Utility/Integral Garage

17'6" x 8'5" (5.34 x 2.59)

A must for most families, with space and plumbing for a washing machine and tumble dryer with work surfaces. The integral doors leads off the kitchen. The rest of the garage is ideal for storage with an electric remote controlled up and over door.

Landing

10'3" x 8'11" (3.13 x 2.72)

Loft access with internal doors to the upstairs accommodation.

Master Bedroom

11'11" x 9'5" (3.65 x 2.88)

Spacious and tastefully decorated light and airy double bedroom, with a window to the front aspect and a range of built in wardrobes.

En-Suite

9'5" x 3'6" (2.88 x 1.09)

A three piece suite with a low level WC, pedestal wash hand basin and shower. Tiled flooring with a window to the side aspect.

Bedroom 2

14'11" x 8'5" (4.55 x 2.59)

Another good sized double bedroom with a window to the front aspect.

Bedroom 3

9'5" x 8'11" (2.88 x 2.73)

Third double bedroom overlooks the rear aspect.

Bedroom 4

9'0" x 6'1" (2.75 x 1.87)

Ideal single bedroom for a young child or would make a useful home office.

Family Bathroom

14'11" x 8'11" (4.56 x 2.73)

Generous four piece suite with a low level WC, pedestal wash hand basin, separate bath and a walk in shower. Fully tiled and a window to the rear aspect.

Garden and Driveway

The driveway and gardens to the front are immaculate with a high quality resin design. The rear garden has been beautifully landscaped with a decked seating area and a further patio, keeping it easy to maintain yet providing a wonderful place to sit out and enjoy.

Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 976

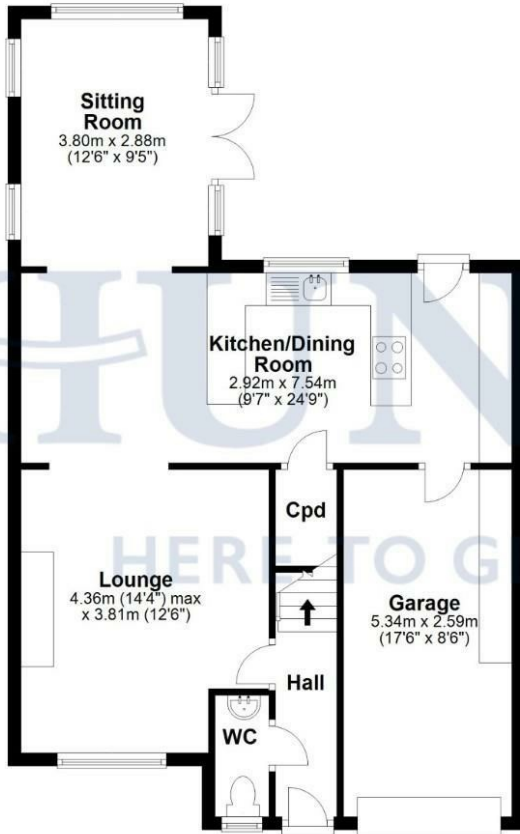
Leasehold Annual Ground Rent Amount £75.00pa

Council Tax Banding; ROCHDALE COUNCIL BAND D

Floorplan

Ground Floor

Approx. 71.4 sq. metres (768.1 sq. feet)



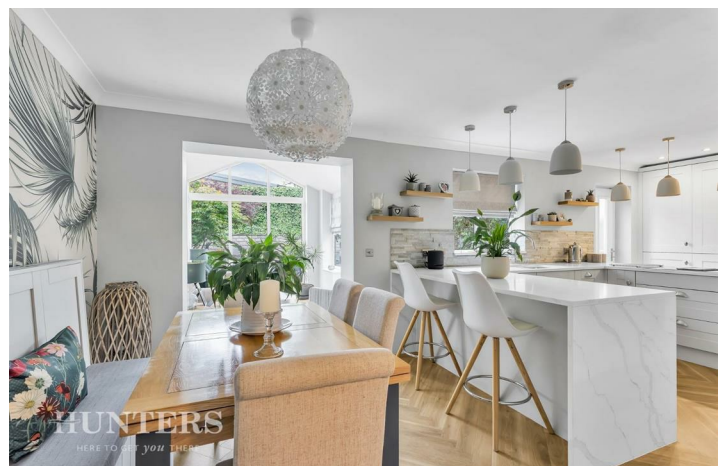
First Floor

Approx. 55.7 sq. metres (599.0 sq. feet)



Total area: approx. 127.0 sq. metres (1367.2 sq. feet)

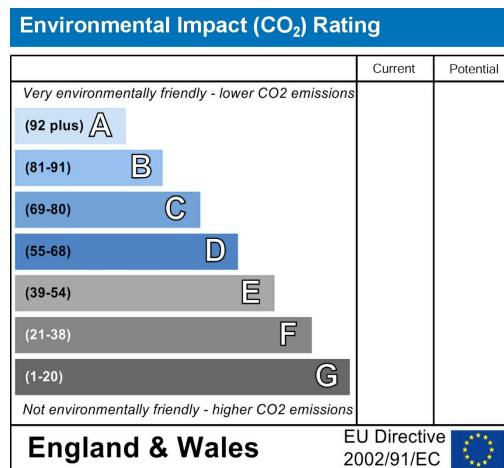
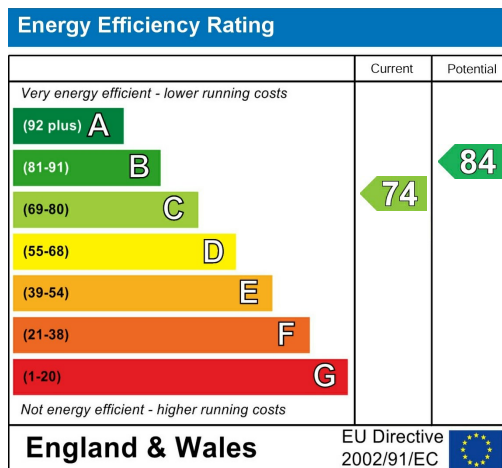
Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own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







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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