



Ballard Close

Littleborough, OL15 9HN

£250,000



- ATTRACTIVE, MODERN END MEWS PROPERTY
- THREE BEDROOMS, MASTER EN SUITE PLUS ATTIC ROOM
- WELL PRESENTED ACCOMMODATION THROUGHOUT
- IDEAL FOR FIRST TIME BUYER OR YOUNG FAMILY
- EPC RATING C
- POPULAR CUL DE SAC CLOSE TO PARK AND LITTLEBOROUGH CENTRE
- OPEN PLAN KITCHEN DINER
- GARDEN TO REAR
- LEASEHOLD
- COUNCIL TAX BAND C

Ballard Close

Littleborough, OL15 9HN

£250,000



Hunters Estate Agents are delighted to offer to the market, this rare opportunity to purchase this attractive, modern mews style house, situated on a popular cul de sac off Calderbrook Road. The location is close to Hare Hill park, and only a few moments away to Littleborough village centre and the main line railway station. Immaculately presented throughout, this property has features which include a generous size rear garden, open plan kitchen and dining area, en-suite to main bedroom, and a large second floor room which can be used as a bedroom or as a second sitting room. With low maintenance gardens to front and rear, this property is considered ideal for a first time buyer or young family. Also being sold with NO ONWARD CHAIN.

Entrance Vestibule

A welcoming entrance vestibule with access to the lounge, an ideal place to store coats.

Lounge

13'5" max x 16'9" (4.11 max x 5.13)

Neutrally decorated room, feature fireplace and tiled hearth with fitted gas fire, laminate floor, stairs to first floor.

Kitchen diner

10'9" x 16'9" max (3.30 x 5.13 max)

An attractive open plan room with upvc double doors out to the conservatory, storage cupboard under the stairs, and laminate floor. The kitchen area has a range of fitted base and wall units, stainless steel sink unit built in oven with space and plumbing for a washing machine, dish washer and a fridge freezer.

Conservatory

10'6" x 8'8" (3.22 x 2.65)

Upvc double glazed with doors opening out onto the garden.

Landing

Bedroom 1

10'11" x 9'8" (3.34 x 2.96)

Double bedroom at the front of the property which is tastefully decorated.

En-Suite

10'2" x 8'5" (3.11 x 2.59)

Shower cubicle, pedestal basin, low suite wc, complementary tiling, towel radiator, spotlighting.

Bedroom 2

10'2" x 8'5" (3.11 x 2.59)

Good sized single bedroom at the rear over looking the rear garden.

Bedroom 3

Located to the front of the property which would make an ideal home office or nursery.

Family bathroom

3'9" x 8'0" (1.15 x 2.44)

Panelled bath, pedestal was hand basin, low suite wc, complementary tiling, towel radiator.

Second Floor

Attic room

11'6" max x 15'6" max (3.52 max x 4.73 max)

Good size attic room with skylight window, built in storage cupboard, and further storage in the part boarded eaves.

External

Generous garden plot which is fully enclosed and a lovely space to be able to out and enjoy or for children to play.

Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 964

Leasehold Annual Ground Rent Amount £

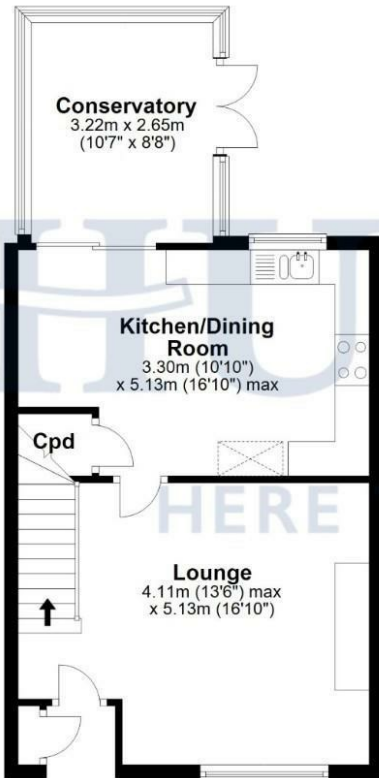
Management charge: £120.00 per annum approx

Council Tax Banding; ROCHDALE COUNCIL BAND C.

Floorplan

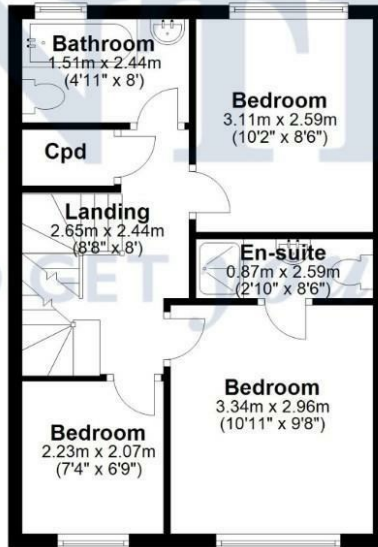
Ground Floor

Approx. 47.3 sq. metres (509.3 sq. feet)



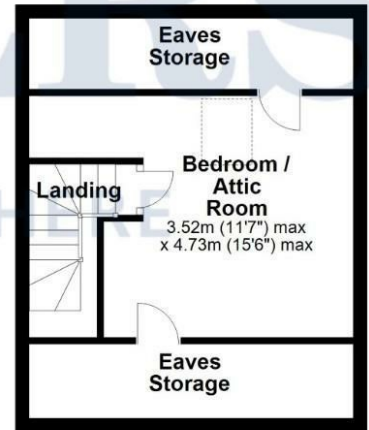
First Floor

Approx. 41.9 sq. metres (451.0 sq. feet)



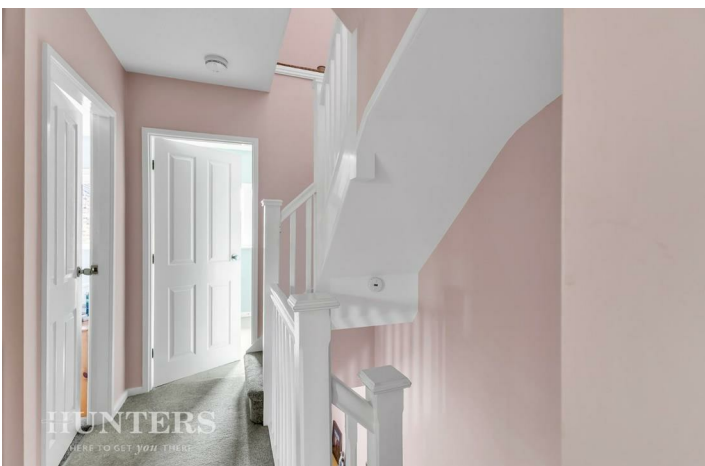
Second Floor

Approx. 16.7 sq. metres (179.3 sq. feet)



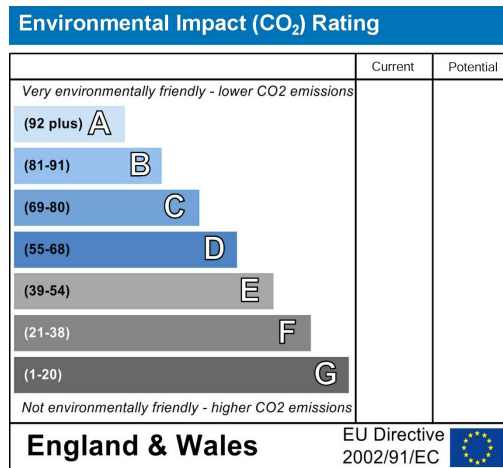
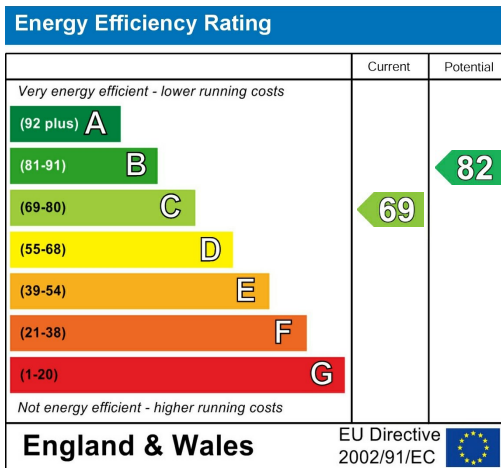
Total area: approx. 105.9 sq. metres (1139.7 sq. feet)

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>

