

HUNTERS[®]

HERE TO GET *you* THERE



Petts Crescent

Littleborough, OL15 8ED

£250,000



- BEAUTIFULLY PRESENTED HOME
- CENTRAL LITTLEBOROUGH LOCATION
- DOWNSTAIRS WC & FAMILY BATHROOM
- DRIVEWAY PROVIDING OFF ROAD PARKING
- EPC C
- EXTENDED THREE BEDROOM SEMI DETACHED
- OPEN PLAN LIVING KITCHEN DINER
- GARDENS FRONT AND REAR
- FREEHOLD
- COUNCIL TAX BAND B

Tel: 01706 390 500

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Hunters are delighted to offer to the market this extended and beautifully presented three bedroom semi detached home. Located in this sought after residential area which is tucked away on this cul-de-sac and yet still within walking distance to all the local amenities Littleborough village has to offer, with an array of many local shops, cafes, restaurants, schools and the main line train station for Leeds and Manchester. This property is ideal for any buyer looking for a home that they can move into and enjoy straight away. Briefly comprising of an entrance porch, downstairs WC, extended kitchen diner, lounge, three bedrooms and a family bathroom.

Entrance

A useful space to be able to hang coats and store shoes with a door to the WC and kitchen.

Downstairs WC

Low level WC and wash hand basin.

Kitchen Diner

24'10" x 10'0" (7.57 x 3.05)

The kitchen was extended to the side to create a wonderful open plan kitchen diner and it offers a great space for a family. It's light and airy and offers a range of base and wall units with a built-in oven, induction hob, dish washer, fridge freezer and washing machine. There is also a useful storage cupboard and door that opens out to the rear garden.

Lounge

17'4" x 11'5" (5.29 x 3.48)

Spacious living room with plenty of room for furniture. Two windows look out to the front aspect and stairs to the first floor landing.

Landing

10'7" x 5'10" (3.23 x 1.78)

Window looks out to the side aspect.

Bedroom 1

11'2" x 10'7" (3.41 x 3.23)

Double bedroom with a front aspect window.

Bedroom 2

11'2" x 10'9" (3.41 x 3.30)

Double bedroom with a window that over looks the rear garden and the church yard behind.

Bedroom 3

7'8" x 6'9" (2.36 x 2.06)

Single bedroom, with a window to the front aspect.

Family Bathroom

8'10" x 5'3" (2.70 x 1.61)

Three piece modern suite with a low level WC, wash hand basin and bath with a rainfall shower over,

Gardens

To the rear there is an enclosed garden which is paved making it easy to maintain and offers a lovely private space to be able to sit out and enjoy.

Parking

To the front there is a driveway providing off road parking for two cars.

Material Information - Littleborough

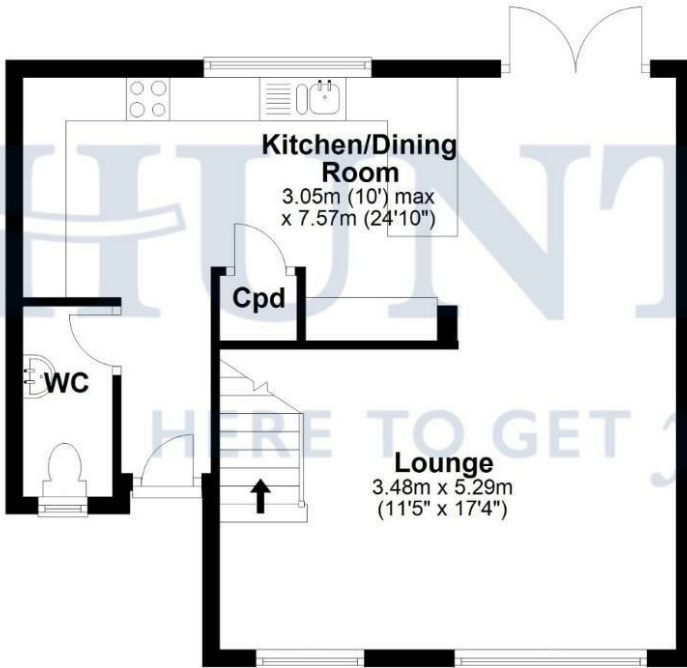
Tenure Type; Freehold

Council Tax Banding; Rochdale Council Band B

Floorplan

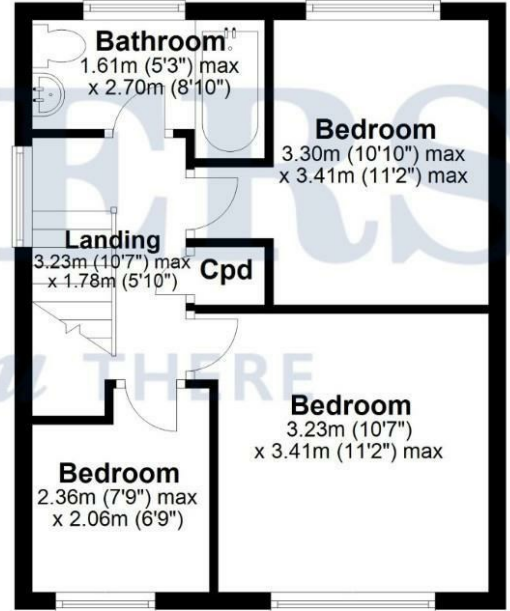
Ground Floor

Approx. 45.8 sq. metres (493.4 sq. feet)



First Floor

Approx. 35.4 sq. metres (381.1 sq. feet)



Total area: approx. 81.2 sq. metres (874.5 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.

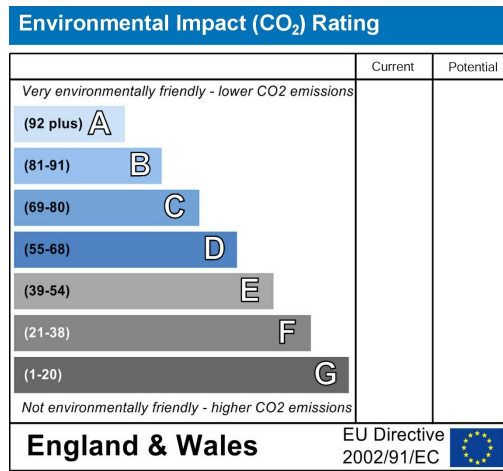
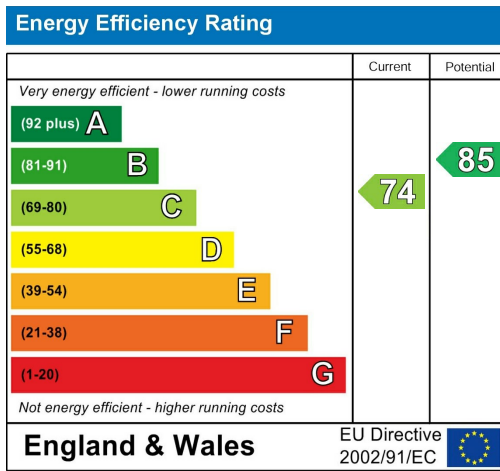
Created by EveryCloud Photography on behalf of Hunters Littleborough







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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