

HUNTERS[®]

HERE TO GET *you* THERE



Lobden Crescent

Whitworth, Rochdale, OL12 8PU

Offers In Excess Of £204,000



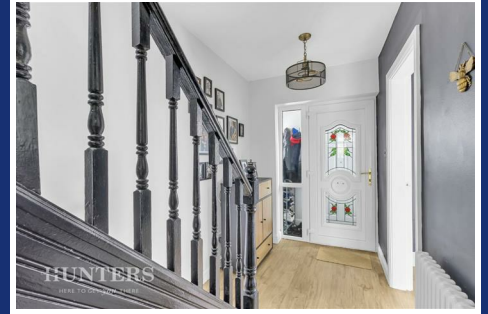
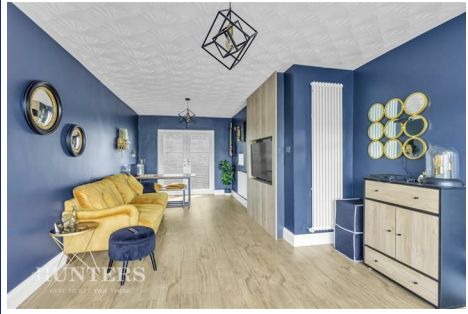
- BEAUTIFULLY PRESENTED SEMI DETACHED
- SOUGHT AFTER RESIDENTIAL LOCATION
- CLOSE TO LOCAL SCHOOLS AND SHOPS
- THREE BEDROOMS MODERN KITCHEN AND BATHROOM
- COUNCIL TAX BAND B
- STUNNING VIEWS OVER THE VALLEY
- DRIVEWAY PARKING AND GARDENS
- COUNTRYSIDE WALKS ON THE DOOR STEP
- EPC RATING C
- LEASEHOLD

Tel: 01706 390 500

Lobden Crescent

Whitworth, Rochdale, OL12 8PU

Offers In Excess Of £204,000



Boasting stunning far reaching views and located in this sought after residential location, Hunters Estate Agents are delighted to be able to offer to the market this beautifully presented three bedroom semi detached home. Situated in the sought after village of Whitworth which provides a good selection of local amenities all within walking distance including shops, primary and high schools, cafes, restaurants and supermarkets. For those who like to get out into the countryside, this property is moments away from some wonderful scenic walks. Benefiting from gas central heating, double glazing and high quality laminate flooring throughout, the accommodation briefly comprises of a porch, inner hallway, through lounge diner and modern kitchen. To the first floor are three bedrooms, with two boasting fabulous views and a recently installed new bathroom. Externally there is a double driveway with a small front garden, with the rear offering great potential to landscape with split level patios with wooden decking. Call now to book a viewing to fully appreciate this home and its wonderful location.

Entrance Porch

A useful space before entering the main accommodation to be able to hang coats and store shoes.

Inner Hallway

A welcoming space with access to the downstairs accommodation and the stairs that lead to the first floor.

Kitchen

13'2" x 8'9" (4.03 x 2.67)

Modern fitted kitchen with a mixture of wall and base units with a range of integrated appliances including Oven, Hob and Extractor, integrated dishwasher, with alcove plumber for large fridge/freezer, ceiling spotlights and high quality laminate flooring. There is a window overlooking the rear garden and a side door into the side porch.

Side Porch

7'11" x 3'4" (2.43 x 1.02)

Used as a utility space with plumbing for washing machine.

Lounge Diner

24'0" x 12'3" (7.32 x 3.75)

Lovely light and airy modern space with a front facing UPVC window, stylishly decorated with a media wall creating a great focal point to the room and high quality laminate flooring. Open plan to the dining area with plenty of space for a family dining table with patio doors opening into the rear garden.

Landing

Loft access.

Bedroom 1

12'6" x 12'3" (3.82 x 3.75)

Spacious bedroom with stunning views to the front aspect, central heating radiator and high quality laminate flooring.

Bedroom 2

11'1" x 12'3" (3.40 x 3.75)

Rear facing UPVC window, high quality laminate flooring, radiator.

Bedroom 3

9'1" x 6'11" (2.77 x 2.13)

Benefiting from the lovely far reaching view with high quality laminate flooring and a radiator.

Bathroom

5'7" x 7'11" (1.71 x 2.43)

Generous modern three piece bathroom suite comprising of bath with rainfall over head shower, low level WC, and built in wash basin with vanity unit, tiled flooring, and a contemporary heated towel rail. Two windows to both side and rear aspects fill this space with plenty of natural light.

External

To the front of the property there is a driveway providing off road parking for two cars which is rare for this location. The gardens are easy maintain with the rear garden offering a paved patio seating area with an additional split level patio with wooden decking.

Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 945

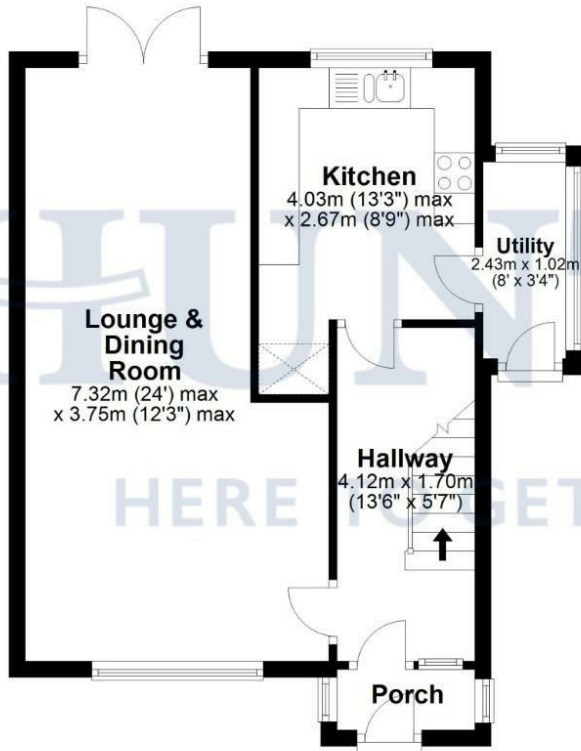
Leasehold Ground Rent Amount: £10.00

Council Tax Banding; ROSSENDALE
COUNCIL BAND B

Floorplan

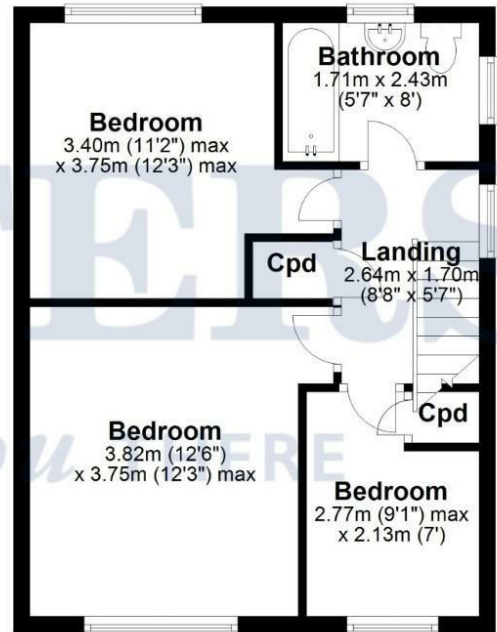
Ground Floor

Approx. 44.8 sq. metres (482.0 sq. feet)



First Floor

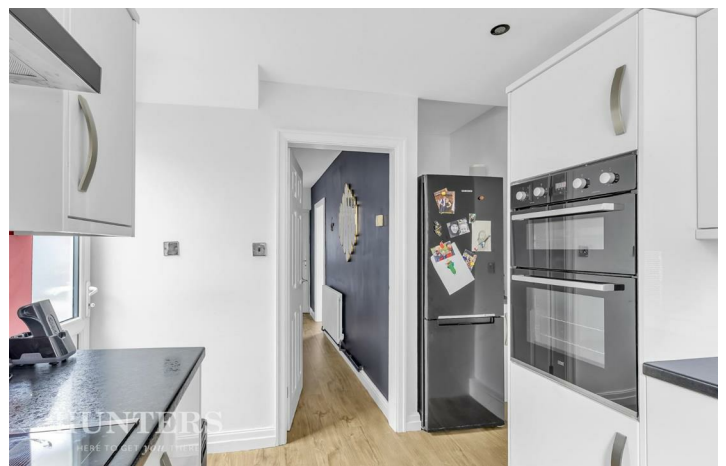
Approx. 40.6 sq. metres (437.2 sq. feet)



Total area: approx. 85.4 sq. metres (919.2 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.

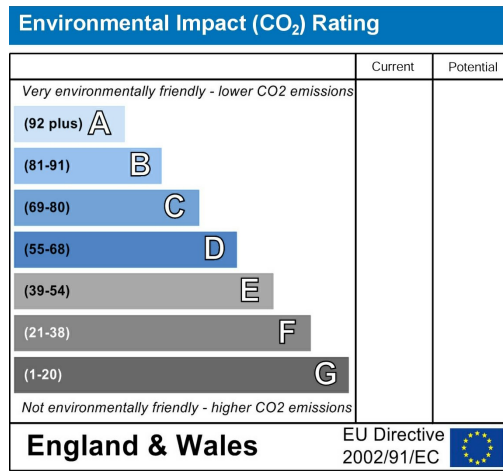
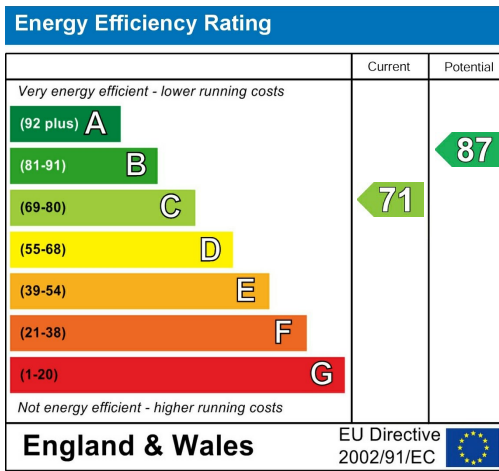
Created by EveryCloud Photography on behalf of Hunters Littleborough
Plan produced using PlanUp.







Energy Efficiency Graph



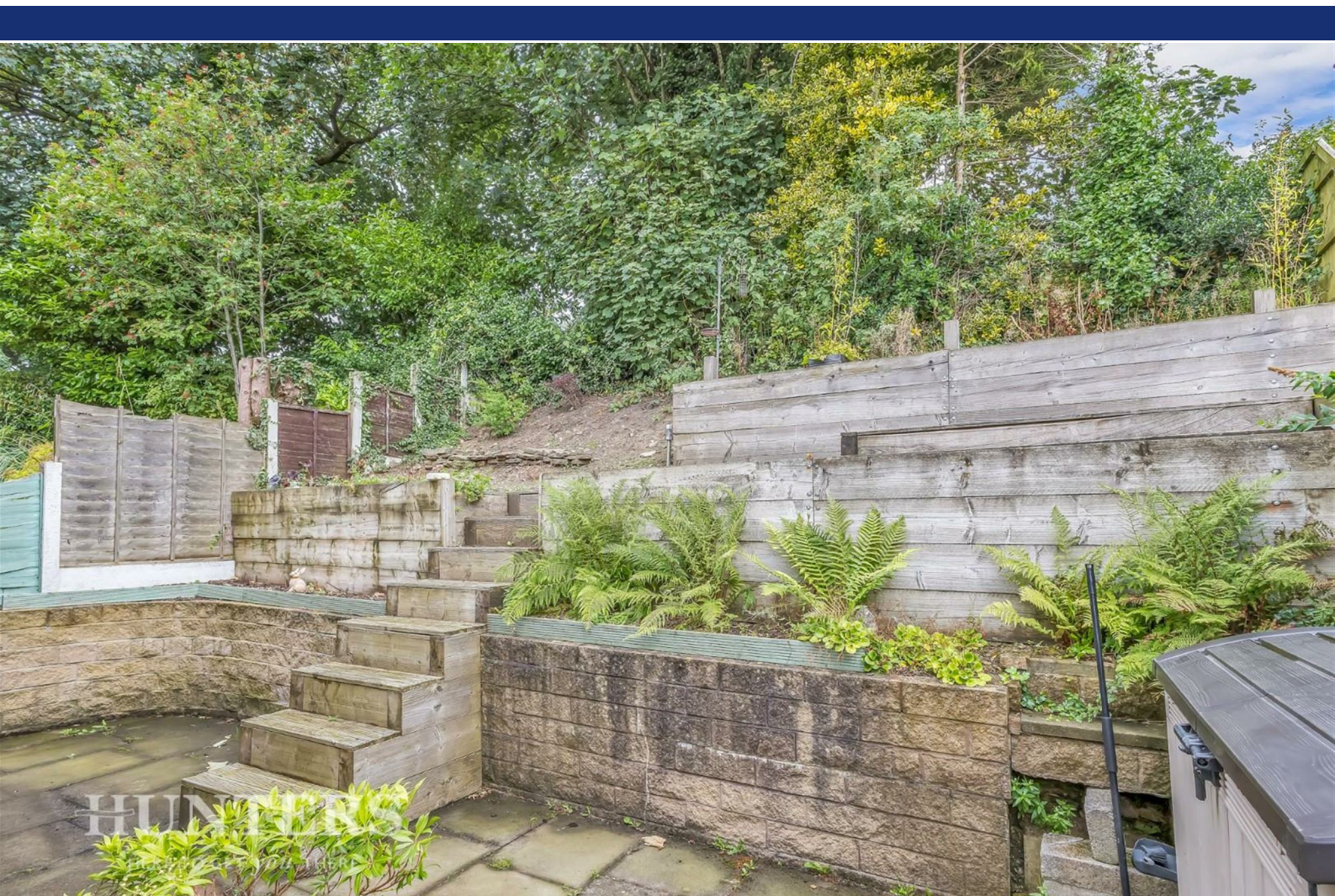
Viewing

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>

