

HUNTERS[®]

HERE TO GET *you* THERE



Dividend Drive

Littleborough, OL15 9HD

£265,000



- SOUGHT AFTER VILLAGE LOCATION WITHIN WALKING DISTANCE TO ALL AMENITIES
- IMMACULATELY PRESENTED THROUGHOUT
- DOWNSTAIRS WC
- ALLOCATED PARKING
- EPC RATING B
- THREE BEDROOMS
- MODERN BREAKFAST KITCHEN
- LOW MAINTENANCE GARDEN
- COUNCIL TAX BAND C
- FREEHOLD

Tel: 01706 390 500

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Hunters Estate Agents are delighted to offer to the market this immaculately presented and modern property situated on this highly desirable Wiggett Mill Park Gardens development built only 4-5 years ago. Located in the heart of Littleborough next to Hare Hill Park and within walking distance of all local amenities including schools, shops and train station providing direct access to both Manchester and Leeds city centres. Offering spacious accommodation throughout, this property briefly comprises of a welcoming entrance hall, lounge and useful utility room and downstairs WC to the ground floor. The first floor boasts three double bedrooms and a modern family bathroom. Externally this property benefits from a low maintenance garden to the rear and allocated private parking. Offered with NO ONWARD CHAIN and viewings are highly recommended.

ENTRANCE HALL

16'9" x 6'8" (5.13 x 2.04)

A welcoming entrance hall with useful storage cupboard and stairs leading to the first floor.

BREAKFAST KITCHEN

10'10" x 9'9" (3.32 x 2.99)

A modern and stylish fitted kitchen, comprising of a range of wall and base units, stainless steel sink and drainer, electric oven, gas hob with over head extractor and a range of fitted appliances including fridge freezer and dishwasher. The combi boiler can be located in the kitchen and space for a small dining room table.

LOUNGE

15'10" x 12'0" (4.83 x 3.66)

Situated at the rear of the property enjoying views of the garden offering a spacious lounge with French doors leading to the rear garden.

DOWNSTAIRS WC/ UTILITY

8'9" x 6'8" (2.69 x 2.05)

A useful space in any house, fitted with a low level WC and wash hand basin. Also benefiting from a fitted base unit with an integrated washing machine and space for a tumble dryer.

LANDING

10'9" x 8'2" (3.28 x 2.50)

With access to all first floor rooms and loft space.

BEDROOM ONE

11'11" x 10'0" (3.64 x 3.05)

A spacious double bedroom situated to the rear of the property with built in fitted wardrobes.

BEDROOM TWO

13'4" x 10'9" (4.08 x 3.28)

A further double bedroom located to the front of the property with built in fitted wardrobes.

BEDROOM THREE

9'3" x 7'3" (2.84 x 2.22)

The smallest of the three bedrooms, yet still a double bedroom.

BATHROOM

8'5" x 5'6" (2.57 x 1.68)

A modern and stylish bathroom, fitted with a low level WC, wash hand basin, panelled bath with over head shower and heated chrome towel rail.

GARDEN & PARKING

A fabulous low maintenance garden located to the rear of the property with artificial lawn and a paved seating area, ideal for those wanting to sit out. Allocated parking can also be located to the rear of the property.

Material Information - Littleborough

Tenure Type; FREEHOLD

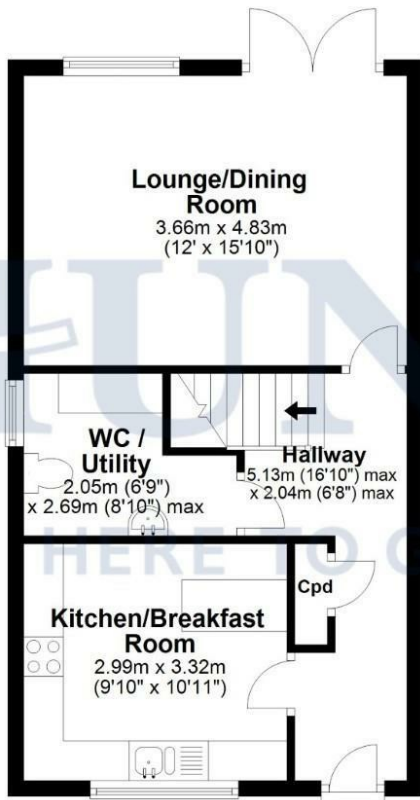
Annual Service Charge Amount
£130.00

Council Tax Banding; ROCHDALE
COUNCIL BAND C

Floorplan

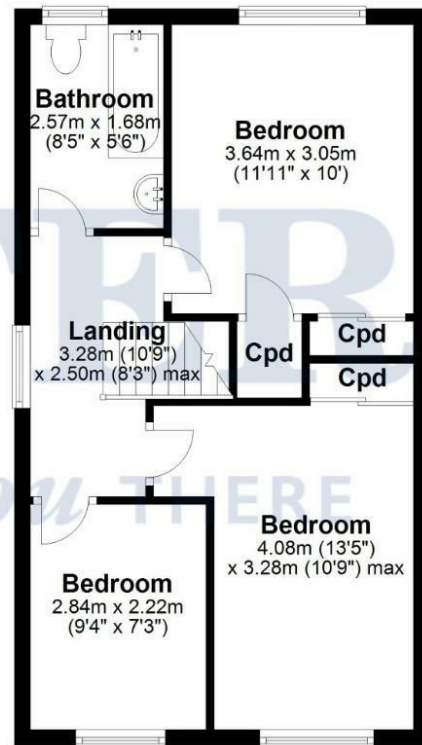
Ground Floor

Approx. 42.9 sq. metres (462.0 sq. feet)



First Floor

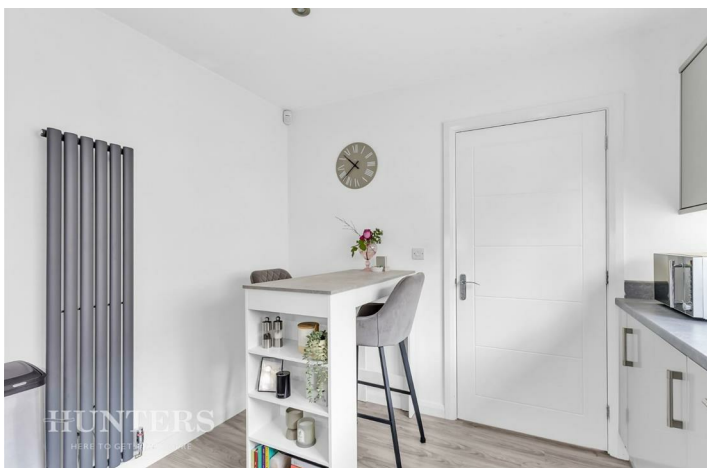
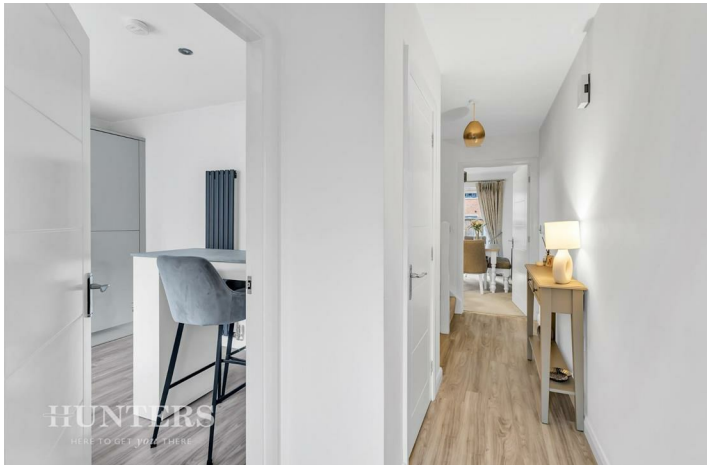
Approx. 42.9 sq. metres (462.0 sq. feet)



Total area: approx. 85.8 sq. metres (924.0 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.

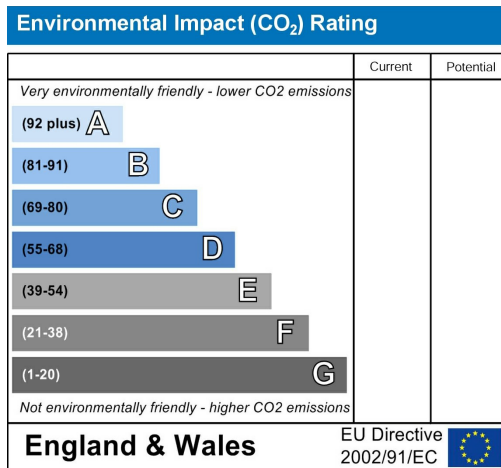
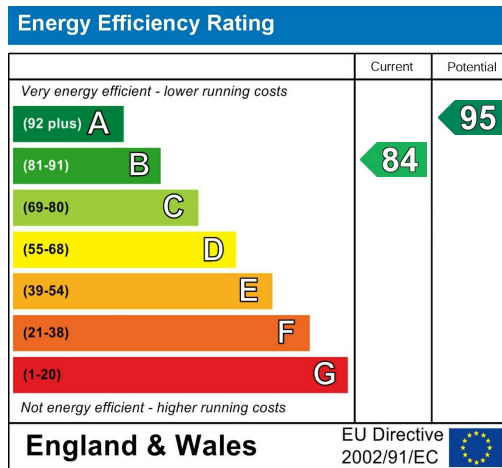






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Energy Efficiency Graph

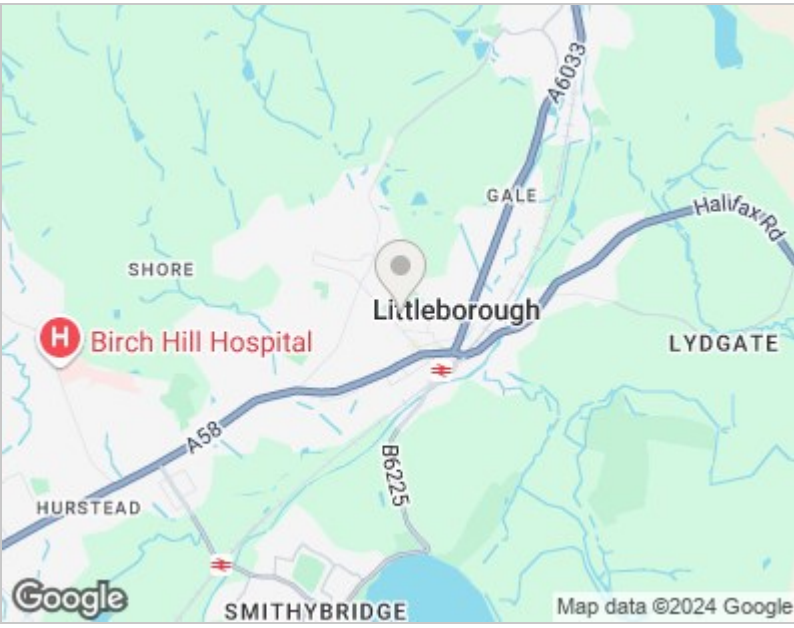


Viewing

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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