

HUNTERS[®]

HERE TO GET *you* THERE



Temple Lane

Littleborough, OL15 9QH

£320,000



- FOUR BEDROOM EXTENDED FAMILY HOME
- SPACIOUS ACCOMMODATION
- WELL MAINTAINED GARDENS
- SOLD WITH NO CHAIN
- COUNCIL TAX BAND C
- FOUR BATHROOMS (TWO OF WHICH EN-SUITE)
- DRIVEWAY AND GOOD SIZED GARAGE
- OPEN ASPECT TO THE REAR
- FREEHOLD
- EPC RATING C

Tel: 01706 390 500

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Beautifully presented and deceptively spacious extended semi-detached property, boasting open views over the fields and the countryside beyond. Internally the property comprises of an entrance hall, generous through lounge/diner, conservatory, fitted kitchen with large utility room and a ground floor wet room. Four bedrooms, three of which are good sized doubles, two with en-suite shower rooms and family bathroom. With gas central heating and double glazed windows. Externally the property offers a block paved driveway providing off road parking to the front leading to an integral, larger than average garage and an enclosed garden to the rear. Viewing is essential to fully appreciate the size of accommodation. SOLD WITH NO CHAIN.

Entrance Hall

A welcoming space with the stairs leading to the first floor and door opens in to the lounge.

Lounge Diner

27'5" max x 13'5" max (8.36 max x 4.09 max)

Light and airy room with a window to the front aspect, offering plenty of space for furniture along with the dining area which has plenty of space for a family dining table. Doors open into the conservatory and the kitchen.

Conservatory

11'5" x 8'11" (3.48 x 2.73)

Upvc double glazed with a lovely outlook over the rear garden.

Kitchen

12'6" max x 7'8" (3.82 max x 2.36)

A range of base and eye level units with a built in oven, gas hob and space for a dish washer and fridge freezer.

Utility Room

9'5" x 12'0" max (2.89 x 3.66 max)

A good size utility with space and plumbing for white good with storage, a sink and drainer and window to the rear aspect.

Shower Room

5'11" x 5'10" (1.81 x 1.79)

Wet room style bathroom with a low level WC wash hand basin and shower. Tiled flooring and a window to the rear aspect.

Landing

Access to all upstairs accommodation and access to the loft which is fully boarded making it really useful for storage.

Bedroom 1

13'3" x 12'0" (4.06 x 3.66)

Spacious double bedroom which is light and airy from the two windows to both the rear and side aspects boasting a lovely open aspect view.

En-Suite Shower Room

4'1" x 12'0" (1.25 x 3.66)

A modern stylish 3 piece suite briefly comprising of a low level WC, built in wash hand basin and a walk in shower, partly tiled walls and a window to the front aspect.

Bedroom 2

12'2" x 9'8" (3.73 x 2.97)

Another good size double bedroom with a wonderful view to the rear and a door into the second en suite.

En-Suite Shower Room

3'5" x 9'8" (1.05 x 2.97)

A low level WC with a wash hand basin and a walk in shower.

Bedroom 3

11'1" x 9'8" (3.38 x 2.97)

3rd double bedroom with a window to the front.

Bedroom 4

6'5" x 6'4" (1.98 x 1.95)

A single bedroom more would make a useful Home Office with a rear aspect window.

Family Bathroom

8'0" x 6'4" (2.46 x 1.95)

The family bathroom briefly comprises of a low level WC, pedestal wash hand basin and bath.

Gardens

The gardens are beautifully maintained to both front and rear with well established plants shrubs and trees with lawn areas and fences enclosing the garden.

Garage & Parking

The block paved driveway provides off road parking and the larger than average garage has power and light with an up and over door and a further internal door leading into the property.

Material Information - Littleborough

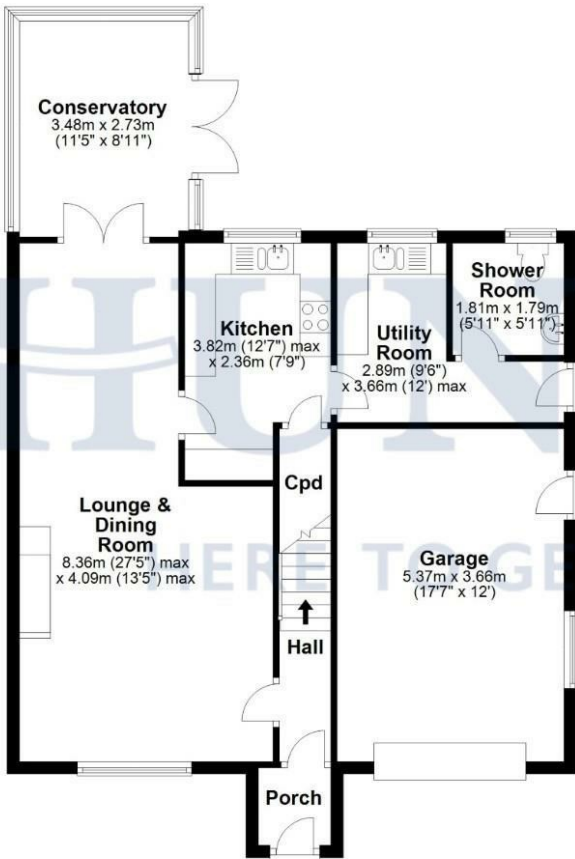
Tenure Type; FREEHOLD

Council Tax Banding; ROCHDALE COUNCIL BAND C

Floorplan

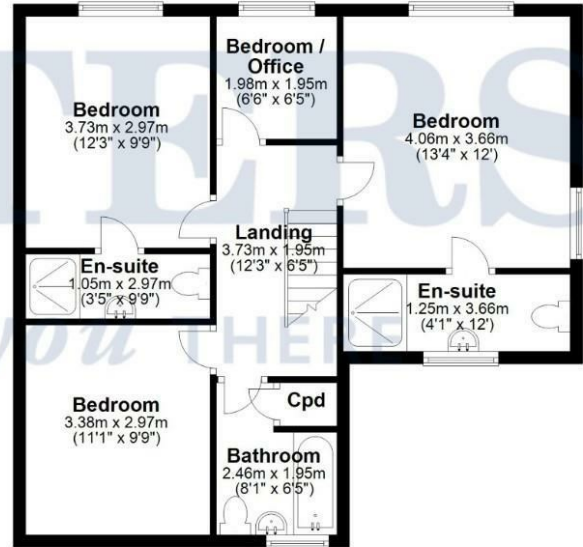
Ground Floor

Approx. 84.7 sq. metres (911.5 sq. feet)



First Floor

Approx. 62.2 sq. metres (669.9 sq. feet)



Total area: approx. 146.9 sq. metres (1581.4 sq. feet)

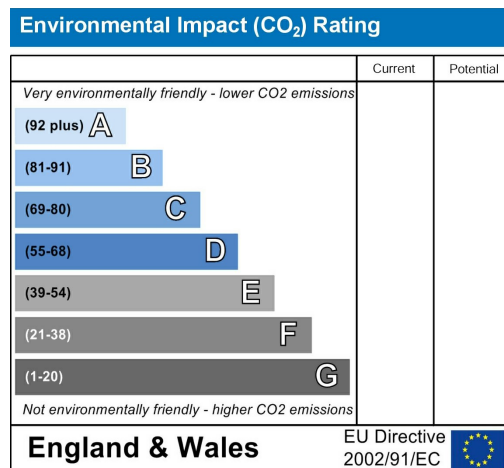
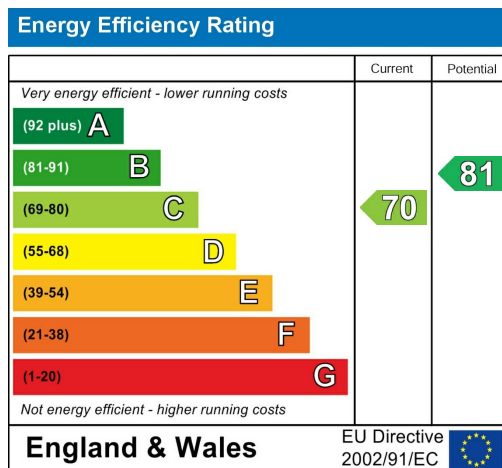
Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.
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Plan produced using PlanUp.







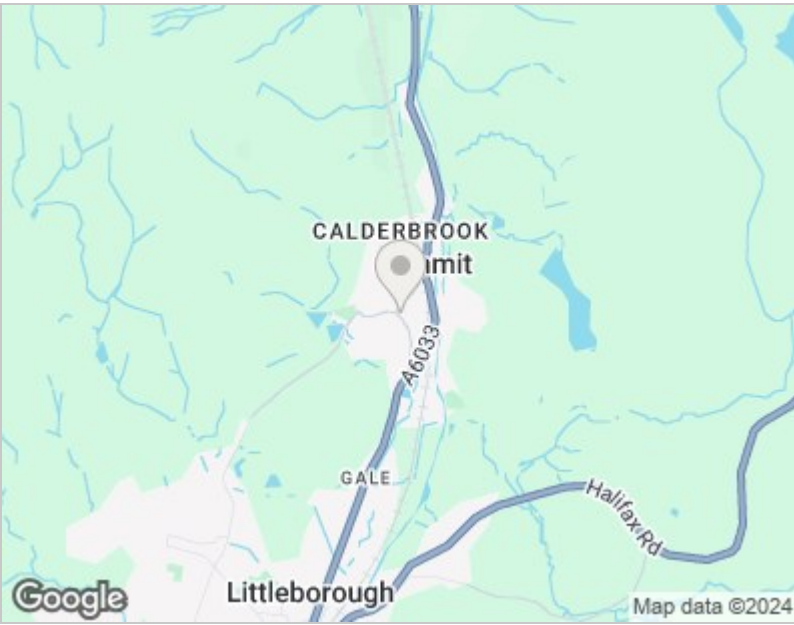
Energy Efficiency Graph



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.

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