

HUNTERS[®]

HERE TO GET *you* THERE



Stopford Avenue

Littleborough, OL15 8QH

£210,000



- THREE BEDROOM SEMI DETACHED
- WALKING DISTANCE TO TRAIN STATION
- LOUNGE KITCHEN DINER
- WONDERFUL LARGE GARDEN
- COUNCIL TAX BAND B

- CLOSE TO HOLLINGWORTH LAKE
- NEARBY SOUGHT AFTER PRIMARY SCHOOL
- USEFUL DOWNSTAIRS WC
- FREEHOLD
- EPC RATING C

Tel: 01706 390 500

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Hunters Estate Agents are delighted to offer to the market this attractive three bedroom semi detached home. Located in the sought after area just off Smithy Bridge Road, which is close to the picturesque Hollingworth Lake and walking distance to Smithy Bridge Primary School and the mainline train station providing direct access to both Manchester and Leeds city centres. With a wonderful good sized sunny garden to the rear and a front garden, the property is ideal for a growing family and first time buyers. Briefly comprising of an entrance hall, lounge, fitted breakfast kitchen with utility cupboard, useful downstairs WC, three good sized bedrooms with a modern family bathroom and separate WC. A viewing is highly recommended to fully appreciate the space and location on offer.

Entrance

As you enter the property via the upvc double glazed front door you are greeted with an area to be able to hang coats and store shoes along with the stairs that lead to the first floor. An internal door takes you through to the lounge.

Lounge

16'10" x 12'2" (5.15 x 3.73)

Light and bright room with a window to the front aspect.

Breakfast Kitchen

16'10" x 9'10" (5.15 x 3.02)

A range of base and wall units with a built in oven and gas hob, integrated dish washer and space for a fridge freezer. Two windows that look out to the rear garden. Useful storage under the stairs, and access to the utility cupboard and downstairs WC with a side external door to the garden.

Downstairs WC

Useful to have in any family home comprising of a low level WC.

Landing

Window looks out to the side aspect, loft hatch access and to a good size storage cupboard.

Bedroom 1

12'5" xv 10'11" (3.79 xv 3.34)

Light and bright double bedroom with an open aspect to the front with fitted wardrobes.

Bedroom 2

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

Double bedroom with a rear aspect window overlooking the garden.

Bedroom 3

8'10" x 8'7" (2.71 x 2.63)

Single bedroom to the front aspect, ideal for a child's bedroom or a useful home office.

Bathroom

6'7" x 5'2" (2.03 x 1.59)

A modern two-piece suite with a panelled bath with a shower over and a wash hand basin with a window to the rear aspect.

Separate WC

Low level WC and window to the rear aspect.

External

Slightly elevated from the road side with gardens to both front and rear. An ideal space for families and pets alike. Plenty of on street parking to the front.

Material Information - Littleborough

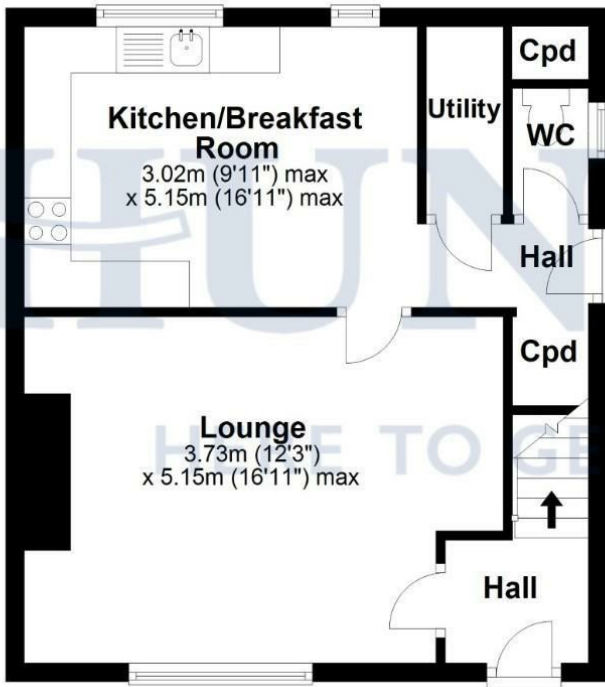
Tenure Type; FREEHOLD

Council Tax Banding; ROCHDALE COUNCIL BAND B

Floorplan

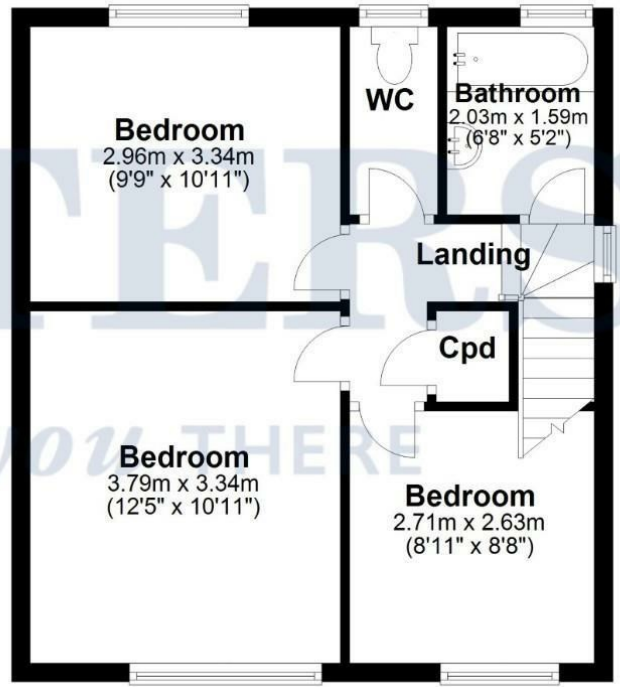
Ground Floor

Approx. 41.6 sq. metres (447.4 sq. feet)



First Floor

Approx. 41.6 sq. metres (447.4 sq. feet)



Total area: approx. 83.1 sq. metres (894.8 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.

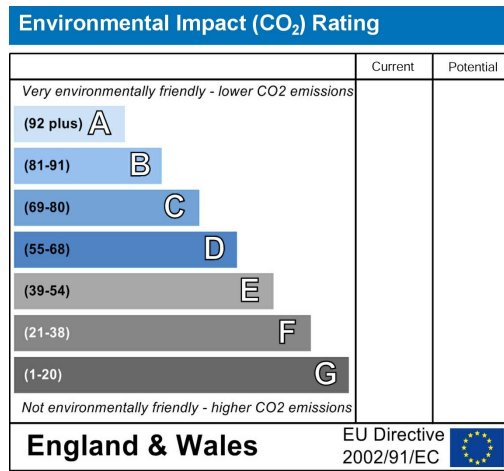
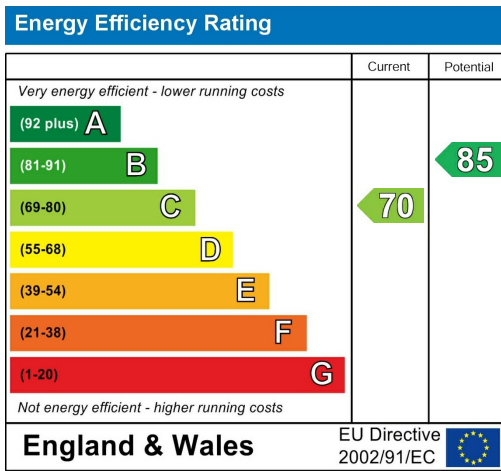
Created by EveryCloud Photography on behalf of Hunters Littleborough
Plan produced using PlanUp.







Energy Efficiency Graph

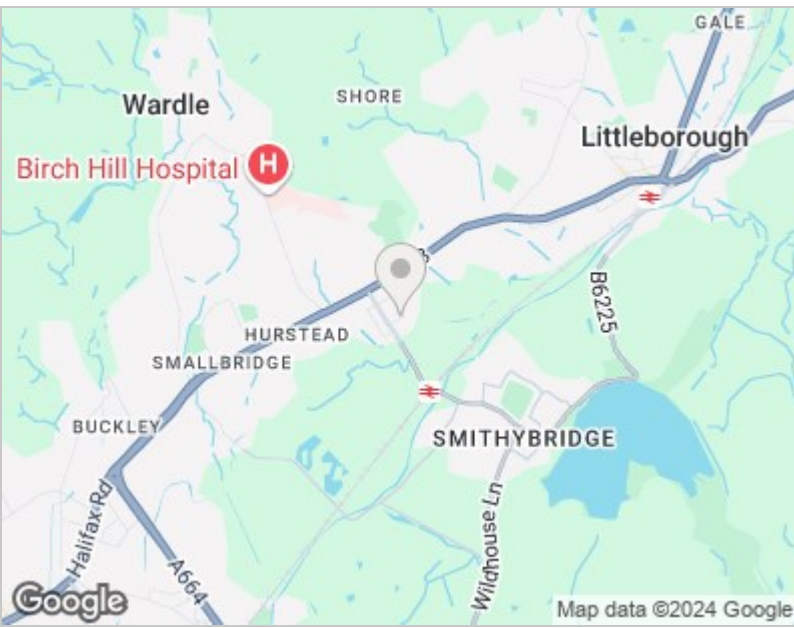


Viewing

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.

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