

HUNTERS[®]

HERE TO GET *you* THERE



Lockside

Littleborough, OL15 0HX

£270,000



- STUNNING SEMI DETACHED PROPERTY
- ON THE DOORSTEP OF LITTLEBOROUGH VILLAGE AND RAILWAY STATION
- THREE BEDROOMS TWO BATHROOMS
- DOWNSTAIRS WC
- FULLY INTEGRATED KITCHEN
- STYLISH LOUNGE DINER
- WELL LANDSCAPE GARDEN AND DRIVEWAY
- COUNCIL TAX BAND C
- EPC RATING C

Tel: 01706 390 500

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Hunters Estate Agents are delighted to be able to offer to the market this fabulous and beautifully presented modern semi detached property, which is set within this sought after and idyllic location near to the canal. Having only been built in 2018, this has proved to be a very popular development. The property enjoys a private, quiet cul de sac, with access to Littleborough centre and railway station just a couple of hundred yards away. With accommodation over three levels, features a welcoming entrance hall, downstairs WC, spacious open plan lounge with dining area, fully integrated kitchen, two double bedrooms and a family bathroom to the first floor and an impressive second floor master bedroom suite with Shower Room.. Externally the property boasts a driveway providing parking for two cars, and a good size rear garden that is easy to maintain and private. A home that would suit families, first timers, and downsizers. An internal viewing is highly recommended to fully appreciate the accommodation and the enviable location.

Entrance Hall

As you enter the home you realise this property is special, with beautifully panelled walls and quality Herringbone flooring that follows through to the downstairs accommodation. You are greeted by the stairs that lead to the first floor landing with a useful under stairs storage cupboard.

Downstairs WC

3'5" x 5'11" (1.06 x 1.81)

Modern white low level WC, vanity unit, and laminate floor.

Kitchen

9'1" x 8'4" max (2.78 x 2.55 max)

A range of modern fitted base and wall units incorporating built in oven and hob, integrated fridge, freezer, dishwasher and washer/dryer machine, and a wall mounted combi boiler. The window looks out to the front aspect.

Lounge Diner

17'10" max x 12'11" (5.45 max x 3.95)

A light and spacious room at the rear of the house, with French double doors leading to the rear garden. Tastefully decorated with the stylish Herringbone flooring.

First Floor Landing

10'1" x 6'2" (3.09 x 1.89)

Providing access to the first floor rooms and the stairs to the second floor master suite.

Bedroom 2

8'10" x 12'11" (2.71 x 3.95)

A good sized double bedroom located to the rear of the property with a lovely outlook over the garden.

Bedroom 3

9'6" max x 12'11" max (2.91 max x 3.95 max)

This bedroom makes a wonderful bedroom for a child or a great home office. The window looks out to the front aspect.

Bathroom

6'10" x 6'4" (2.10 x 1.95)

White three piece suite briefly comprising of a

panelled bath with a shower over, wall mounted basin, low suite WC, complementary stylish tiling, spotlighting, and chrome towel radiator.

Second Floor Landing

With access to the master bedroom and the adjacent shower room.

Master Bedroom

20'2" max x 12'11" max (6.16 max x 3.95 max)

Spacious master bedroom with plenty of space for furniture, access to the loft space and a window looks out to the front aspect.

Shower Room

5'3" max x 7'8" (1.62 max x 2.35)

Walk in Shower with a wall mounted basin, low suite WC, complementary stylish tiling, spotlighting, and skylight window.

External

There is a forecourt garden to the front with an attractive enclosed easy to maintain garden to the rear, comprising of a flagged patio seating area and AstroTurf lawn. Driveway to the front of the property for two cars.

Material Information - Littleborough

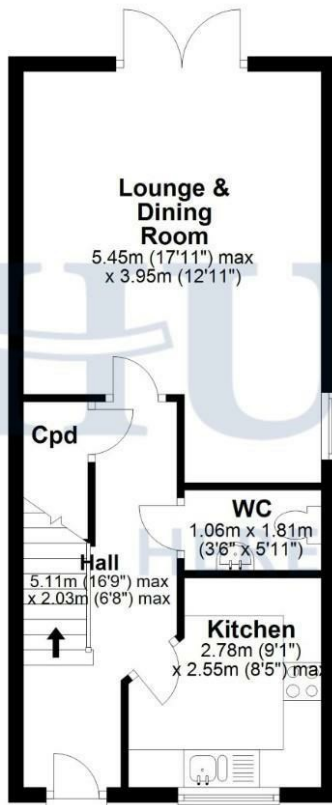
Tenure Type; Freehold

Council Tax Banding; ROCHDALE COUNCIL BAND C

Floorplan

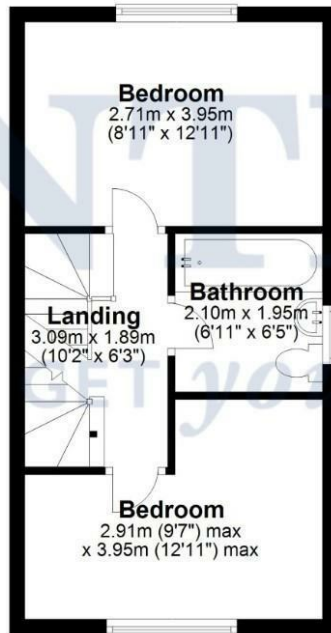
Ground Floor

Approx. 37.4 sq. metres (402.9 sq. feet)



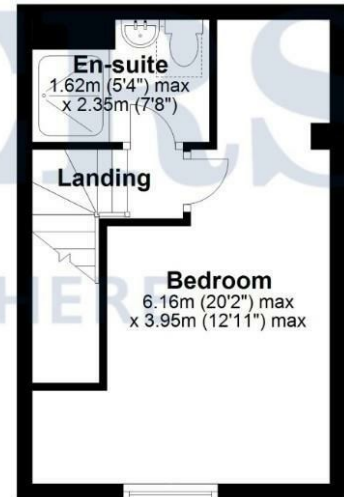
First Floor

Approx. 31.2 sq. metres (336.2 sq. feet)



Second Floor

Approx. 24.3 sq. metres (261.4 sq. feet)

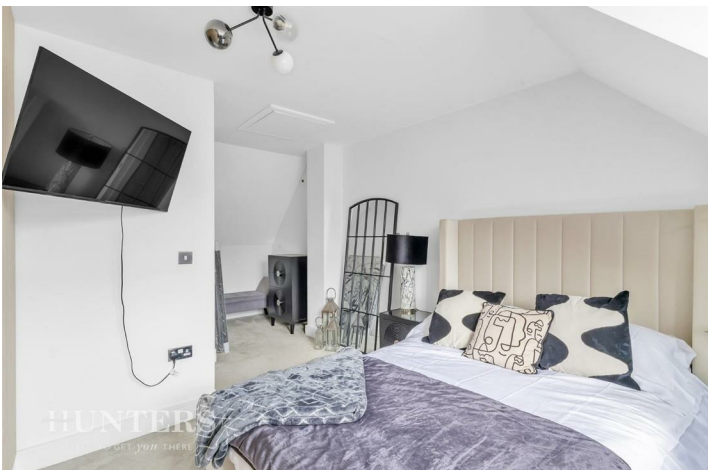
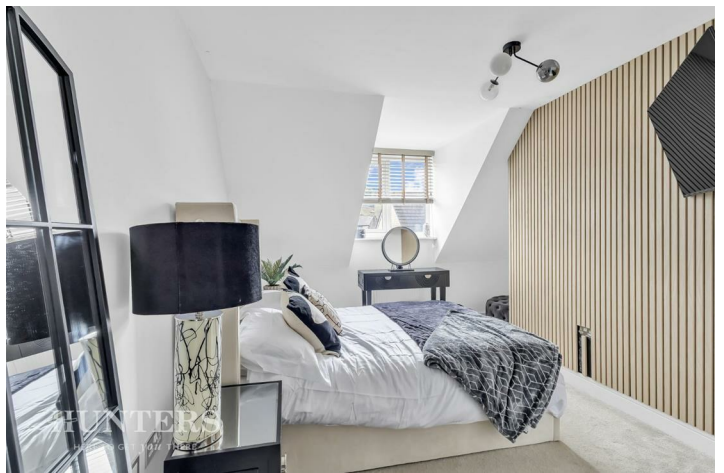


Total area: approx. 93.0 sq. metres (1000.5 sq. feet)

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.

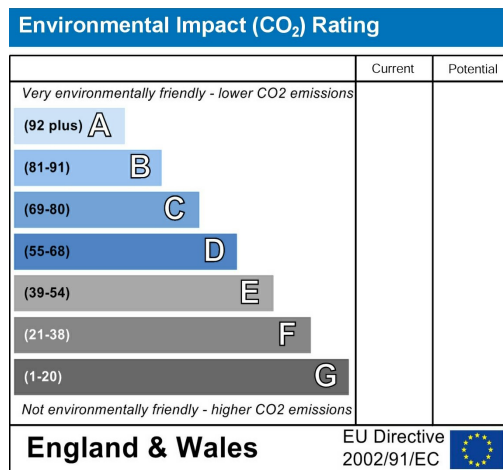
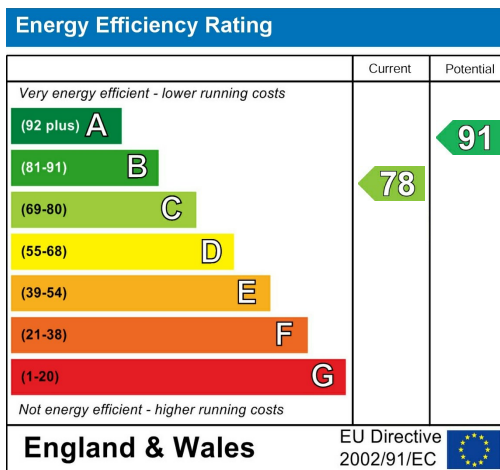
Created by EveryCloud Photography on behalf of Hunters Littleborough
Plan produced using PlanUp.







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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