

HUNTERS[®]

HERE TO GET *you* THERE



Beaumont Close

Littleborough, OL15 8NR

£295,000



- EXTENDED SEMI DETACHED
- LARGE KITCHEN DINER
- WELL MAINTAINED THROUGHOUT
- NO CHAIN
- EPC RATING C

- GENEROUS CORNER PLOT GARDEN
- THREE BEDROOMS
- SOUGHT AFTER RESIDENTIAL LOCATION
- COUNCIL TAX BAND C
- FREEHOLD

Tel: 01706 390 500

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A fabulous opportunity to purchase this beautifully presented and spacious extended semi detached house, within this sought after residential location and occupying a fantastic corner plot. Boasting light and airy accommodation the property, briefly comprises of a welcoming entrance, spacious lounge, a fabulous kitchen diner, three bedrooms and a family bathroom. Externally there is a generous driveway providing off-road parking for several vehicles and a double garage which (subject to planning) offers potential to extend in the future. The garden is a fantastic size and rare to find, making it an ideal home for a growing family. Gas centrally heated and double glazed throughout, this well maintained property is well worth a viewing and is also being sold with no onward chain.

Entrance Hall

A welcoming entrance with the stairs that lead to the first floor landing.

Lounge

15'5" x 14'0" (4.71 x 4.28)

A spacious living room with a large window to the front aspect letting in plenty of natural light with the door leading through to the kitchen and a useful storage cupboard.

Kitchen Diner

20'3" x 17'1" (6.18 x 5.23)

A fantastic extended kitchen diner with an array of fitted base and wall units, with a built-in oven and hob with an extractor hood over. The island provides a great work surface area and breakfast dining with further space for a family dining table. Windows and doors look out over the lovely garden to the rear.

Downstairs WC

Useful to have in any family home, a two-piece suite briefly comprising of a low-level WC, wash hand basin and towel radiator.

Landing

10'8" x 5'9" (3.26 x 1.76)

With a side window, access to the loft space and a useful storage cupboard.

Bedroom 1

13'5" x 11'0" (4.09 x 3.37)

Light and airy double bedroom with a front aspect window and built-in wardrobes.

Bedroom 2

11'0" x 10'0" (3.37 x 3.06)

Double bedroom that has a lovely outlook over the rear garden.

Bedroom 3

8'2" x 7'7" (2.51 x 2.33)

Single bedroom ideal for a child's room or would make a great home office.

Bathroom

7'7" x 5'6" (2.33 x 1.69)

A white three-piece suite briefly comprising of a low-level WC, built-in wash hand basin with storage beneath, and bath with a shower over. A window looks out to the rear aspect.

Garage & Parking

24'7" x 15'3" (7.51 x 4.65)

A block paved driveway providing off-road parking for several vehicles, the attached double garage is generous in size and (subject to planning) provides further potential to extend the property.

Gardens

A truly wonderful landscaped garden With well-maintained lawns, various seating areas and being fully enclosed with well established plants, tree and shrub borders. The garden to the front is lawn and easy to maintain.

Material Information - Littleborough

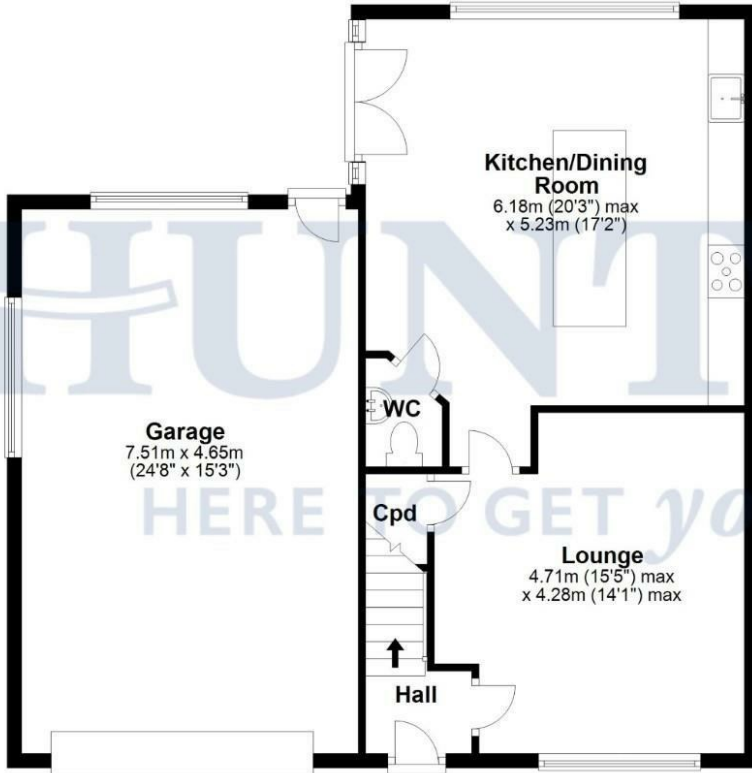
Tenure Type; FREEHOLD

Council Tax Banding; ROCHDALE COUNCIL BAND C

Floorplan

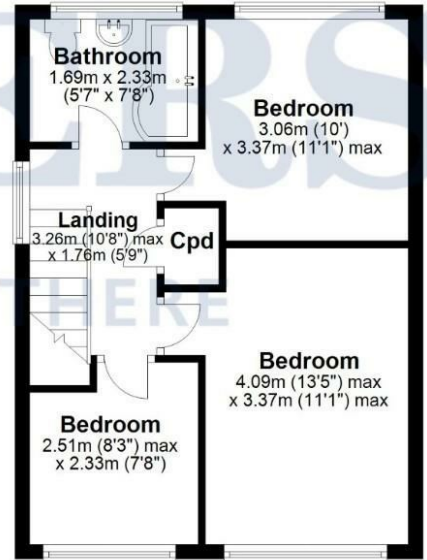
Ground Floor

Approx. 88.7 sq. metres (955.2 sq. feet)



First Floor

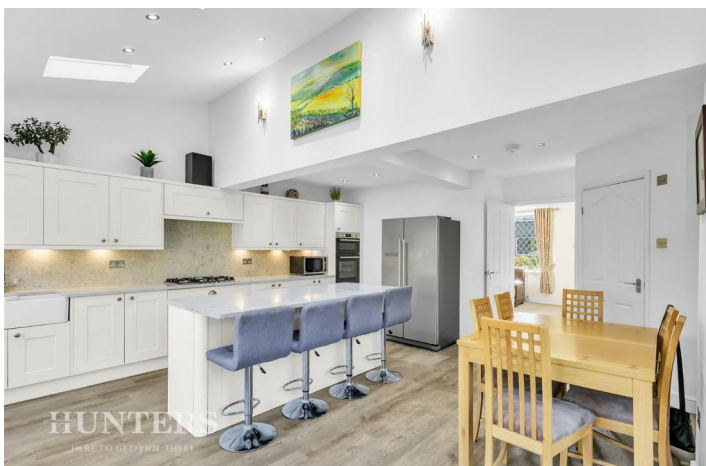
Approx. 37.9 sq. metres (408.4 sq. feet)

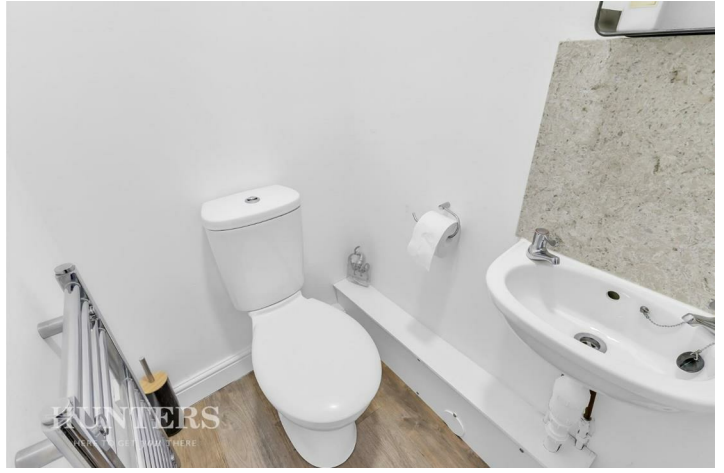


Total area: approx. 126.7 sq. metres (1363.5 sq. feet)

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.

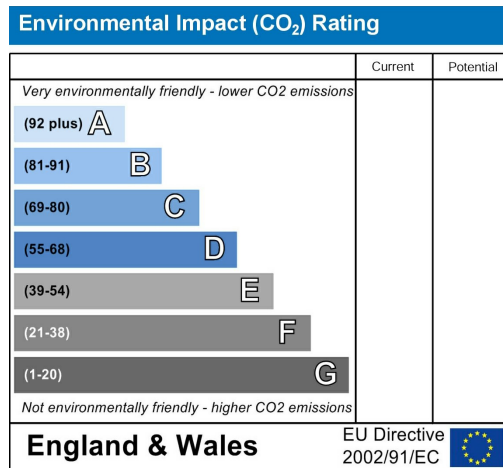
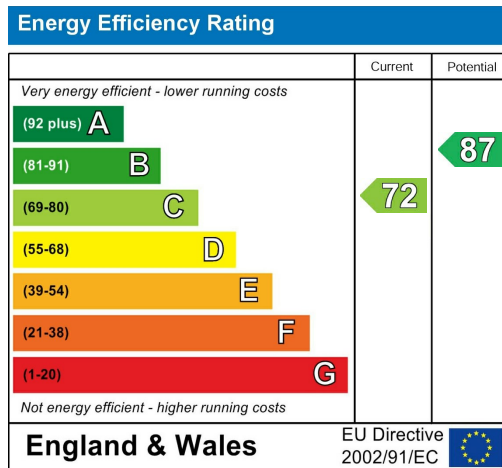
Created by EveryCloud Photography on behalf of Hunters Littleborough
Plan produced using PlanUp.







Energy Efficiency Graph

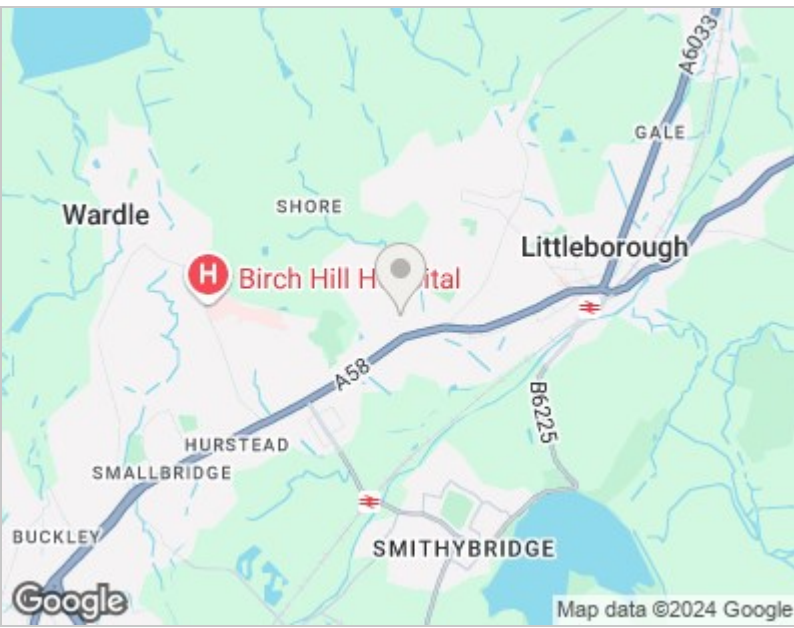


Viewing

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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