

HUNTERS[®]

HERE TO GET *you* THERE



Chelburn View

Littleborough, OL15 9QQ

£275,000



- BEAUTIFUL TRUE STYLE BUNGALOW
- WONDERFUL LANDSCAPED GARDENS
- TWO SEPARATE RECEPTION ROOMS
- NEAR TO LITTLEBOROUGH CENTRE AND SURROUNDING COUNTRYSIDE
- COUNCIL TAX BAND C

- TUCKED AWAY ON A CUL-DE-SAC
- TWO BEDROOMS
- MODERN KITCHEN AND SHOWER ROOM
- EPC RATING C
- LEASEHOLD

Tel: 01706 390 500

Chelburn View

Littleborough, OL15 9QQ

£275,000



MODERN AND BEAUTIFULLY PRESENTED TRUE STYLE BUNGALOW. Hunters Estate Agents are delighted to be able to offer to the market this wonderful two bedroom detached bungalow, which is tucked away in a cul-de-sac position, within this sought after area of Littleborough. Maintained to a very high standard and having under gone renovations, inside and out over years, the bungalow is a wonderful home for buyers to be able to move into and enjoy. This truly is a bungalow not to be missed. The entrance hall is welcoming with a spacious light and airy lounge and an extended separate dining room which has a great outlook over the rear garden. A modern quality fitted kitchen, two spacious double bedrooms and a modern shower room. All rooms have been tastefully decorated. Externally the gardens have been beautifully landscaped to both front and rear with the driveway leading to the garage. Call now to arrange a viewing to fully appreciate what this property has to offer.

Entrance Hall

A welcoming hallway which can be accessed to the side of the property, with internal doors leading to the accommodation.

Lounge

18'4" x 11'2" (5.60 x 3.41)

Light and airy living room with a large window to the front aspect and access to the dining room.

Dining Room

13'6" x 9'10" (4.13 x 3.01)

Flooded with plenty of natural light, this second reception has created a wonderful dining space that over looks the rear garden, with a feature roof lantern and bi-folding doors.

Kitchen

10'9" x 8'11" (3.30 x 2.72)

A modern range of base and wall units with a built-in oven and hob with over head extractor fan, and a window and door out to the rear garden.

Bedroom one

14'3" x 11'2" (4.35 x 3.41)

Double bedroom that is tastefully decorated with built-in fitted wardrobes, over looking the rear garden.

Bedroom two

9'7" x 8'11" (2.93 x 2.72)

Second double bedroom with a front aspect window.

Shower room

6'7" x 5'11" (2.03 x 1.81)

Modern three piece suite comprising of a walk-in shower, low level WC, wash hand basin and heated towel rail.

Driveway and Garage

17'1" x 8'7" (5.22 x 2.63)

A long driveway providing off road parking for several cars, leading to the garage with a rear external door to the garden, with power and

light, and appliances which have been plumbed in.

Gardens

The gardens have been beautifully landscaped to both front and rear with well established plants, trees and flowers. The lawn has been well maintained and its a lovely space to be able to sit out and enjoy in those warmer months.

Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 946

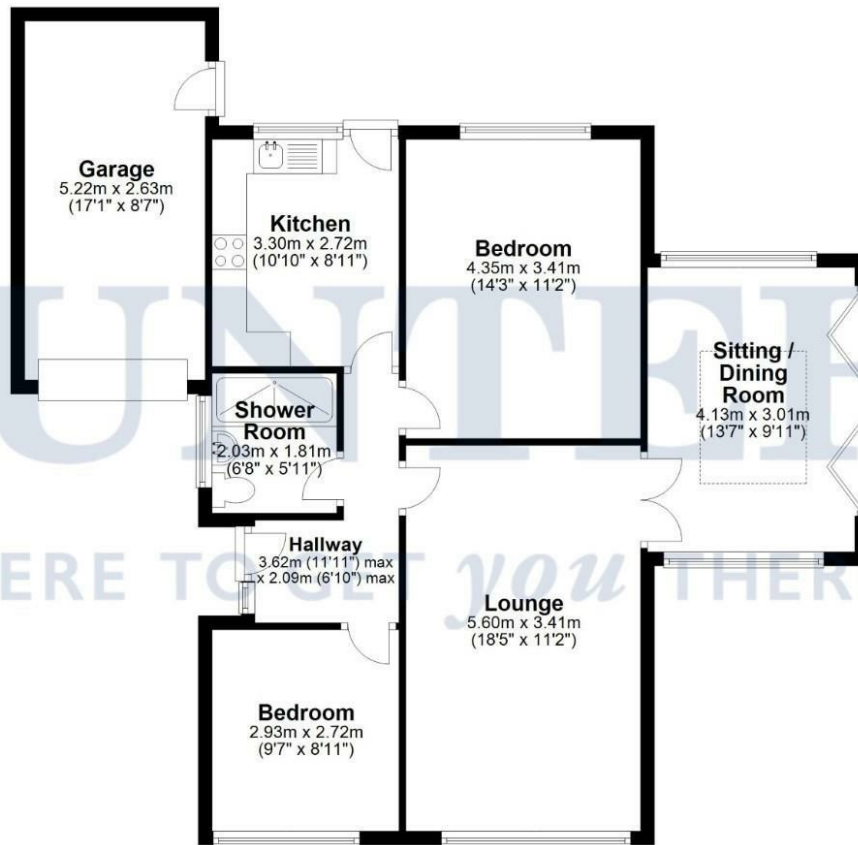
Leasehold Annual Ground Rent Amount £16.00

Council Tax Banding; Rochdale Council Band C

Floorplan

Ground Floor

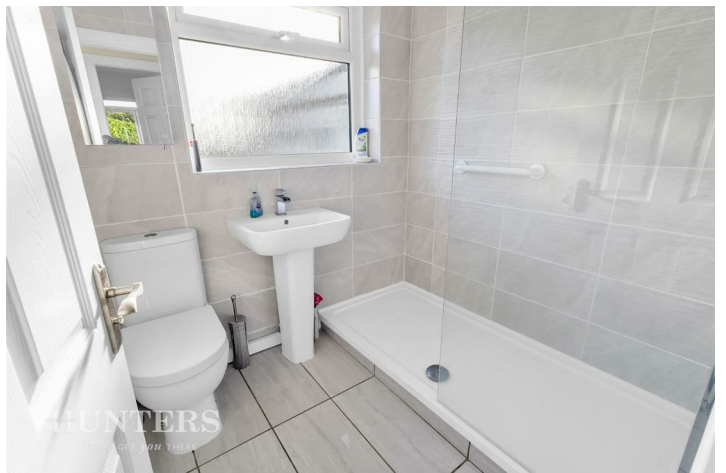
Approx. 88.5 sq. metres (952.2 sq. feet)



Total area: approx. 88.5 sq. metres (952.2 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.

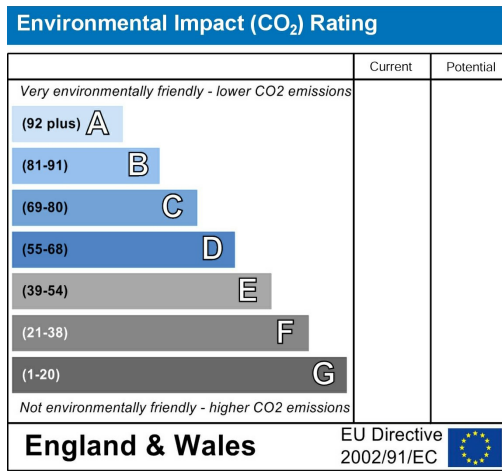
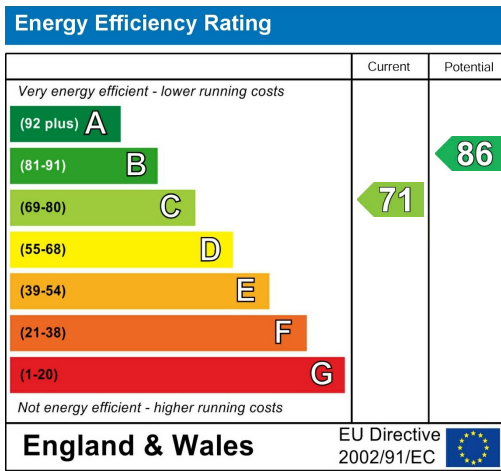






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Energy Efficiency Graph



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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