



Whalley Avenue

Littleborough, OL15 9HT

£165,000



- TWO BEDROOMS PLUS ATTIC ROOM
- ATTRACTIVE GARDENS FRONT AND REAR
- NEW BATHROOM
- VIEWING HIGHLY RECOMMENDED
- COUNCIL TAX BAND A

- OPEN PLAN DINING KITCHEN AND CONSERVATORY
- NEW BOILER
- WELL PRESENTED THROUGHOUT
- EPC RATING D
- FREEHOLD

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Hunters Estate Agents are delighted to be able to offer to the market this two bedroom property. An ideal property for those looking to get onto the property ladder, downsize, or would even make a wonderful investment. Situated conveniently close to Littleborough village centre with all the fantastic local amenities on offer including the main line train station for Leeds and Manchester, also within walking distance of the nearby primary school and local shops. Internally the property briefly comprises of a welcoming entrance, light and airy lounge, dining kitchen and conservatory to the ground floor, with two bedrooms and family bathroom to the first floor. The second floor offers a fantastic attic room which eaves storage. The gardens to both front and rear are a good size, well landscaped and maintained. The property is gas centrally heated with double glazed uPVC windows. Call now to arrange your viewing to fully appreciate this wonderful home.

ENTRANCE

As you enter the property the stairs lead to the first floor landing and a door takes you through to the lounge, a useful space to be able to hang coats.

LOUNGE

12'9" x 10'11" (3.89 x 3.35)

A light and bright room that is tastefully decorated with a window to the front aspect.

DINING KITCHEN

8'4" x 7'4" (2.55 x 2.24)

A range of fitted base and wall units incorporating built in oven and hob, integrated fridge freezer and plumbing for a dishwasher and washing machine. Complementary tiling, spotlighting, breakfast bar, useful storage cupboard under the stairs and a newly installed wall mounted gas fired central heating boiler. An archway leads through to open plan conservatory.

CONSERVATORY

10'1" x 10'4" (3.09 x 3.17)

Spacious, square shaped conservatory currently being used as a dining room with double doors to the patio and rear garden.

LANDING

BEDROOM 1

11'6" x 8'0" (3.53 x 2.46)

A light and airy bedroom with a window to the front aspect.

BEDROOM 2

9'6" max x 7'0" (2.91 max x 2.14)

Overlooking the rear garden, this room makes an ideal child's bedroom.

BATHROOM

5'4" x 6'6" (1.64 x 2.00)

Having been recently installed, this modern three piece suite briefly comprises of a bath with shower over, built in wash hand basin with

storage beneath, and a low level WC. Fully tiled walls and an extractor fan.

ATTIC ROOM

12'2" x 13'10" (3.71 x 4.24)

A good sized room with a window to the side aspect offering a lovely far reaching view over the hill tops.

GARDENS

The property enjoys spacious gardens to both front and rear. The landscaped front garden comprises of a raised lawn with Indian flagstone patio and pathway leading to the front door. The rear garden comprises mainly of a lawn, with flagged patio seating and decked area, fully enclosed, making it ideal for young children and pets.

Material Information - Littleborough

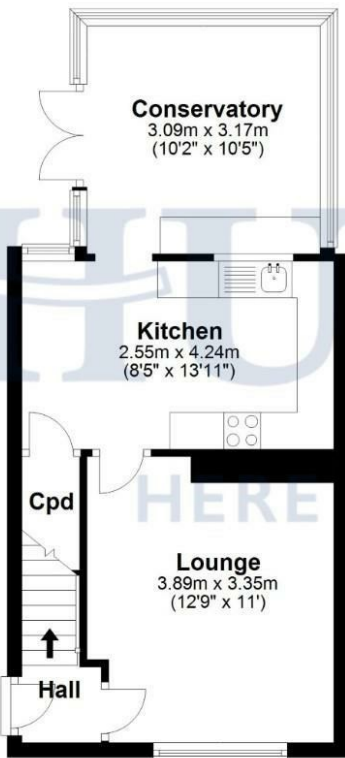
Tenure Type; FREEHOLD

Council Tax Banding; COUNCIL TAX BAND A

Floorplan

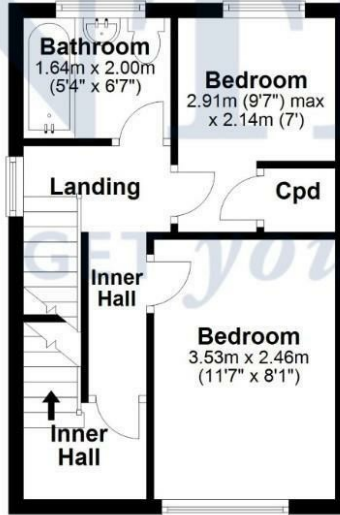
Ground Floor

Approx. 37.8 sq. metres (407.0 sq. feet)



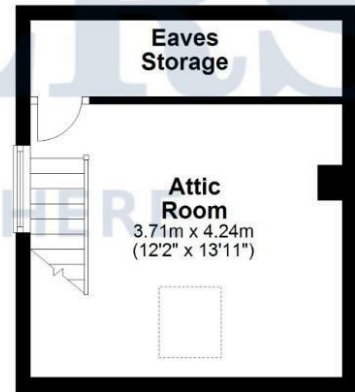
First Floor

Approx. 27.7 sq. metres (298.2 sq. feet)



Second Floor

Approx. 15.7 sq. metres (169.2 sq. feet)



Total area: approx. 81.2 sq. metres (874.4 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.

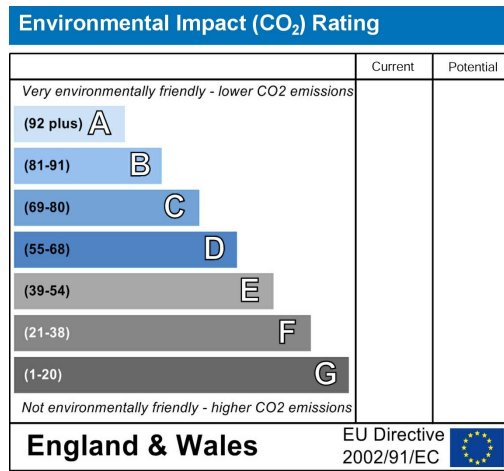
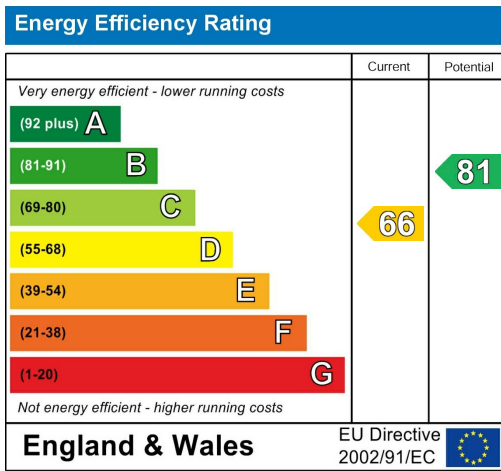
Created by EveryCloud Photography on behalf of Hunters Littleborough
Plan produced using PlanUp.







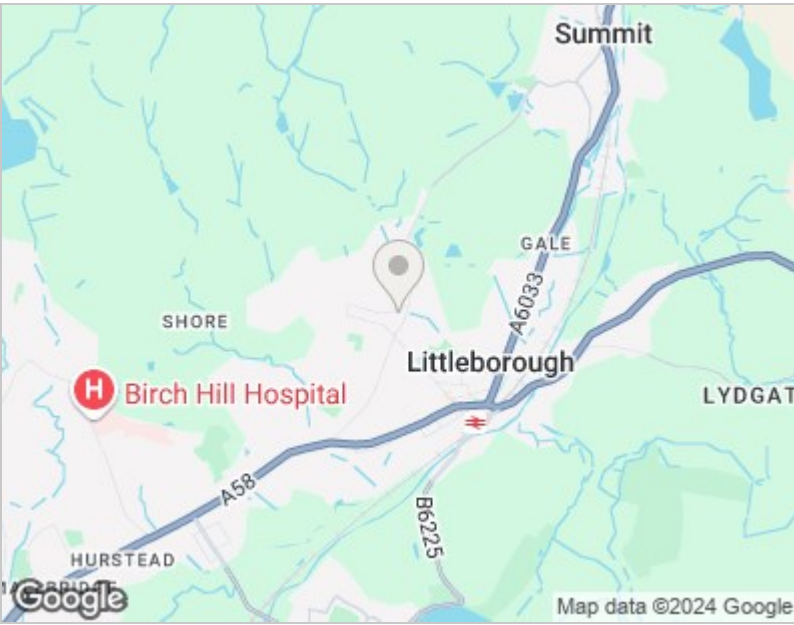
Energy Efficiency Graph



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.

85 Church Street, Littleborough, OL15 8AB
Tel: 01706 390 500 Email: littleborough@hunters.com
<https://www.hunters.com>

