

HUNTERS®

HERE TO GET *you* THERE



Berkley Walk

Littleborough, OL15 8NP

£195,000



- SOUGHT AFTER RESIDENTIAL LOCATION
- SPACIOUS LOUNGE DINER
- GARDENS TO FRONT AND REAR
- SOLD WITH NO CHAIN
- LEASEHOLD

- THREE BEDROOMS PLUS ATTIC ROOM
- MODERN KITCHEN AND SHOWER ROOM
- IDEAL FAMILY HOME
- COUNCIL TAX BAND B
- EPC RATING D

Tel: 01706 390 500

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A charming three-bedroom mid-townhouse situated in a highly sought-after location. This light and bright home features a spacious through lounge diner, offering a comfortable space for both relaxation and entertaining. The modern kitchen is well-equipped, ideal for everyday living. Additionally, the property boasts an attic room, perfect for various uses, and a modern shower room. Externally, the property benefits from gardens to both the front and rear, offering outdoor space for enjoyment. A perfect family home in a desirable part of Littleborough providing easy access to all the local amenities such as schools, shops and the main line train station. Call now to arrange a viewing, this property is being sold with NO ONWARD CHAIN.

Entrance Porch

A practical space leading into a welcoming entrance hall with stairs to the first floor.

Lounge Diner

12'8" x 13'10" max (lounge) 10'6" x 9'4" (dining area) (3.88 x 4.24 max (lounge) 3.22 x 2.85 (dining area))
A bright and spacious open-plan living area, perfect for relaxing and entertaining, A useful storage cupboard under the stairs and a feature fire place creating a lovely focal point to the room. With dual aspect windows to both front and rear.

Kitchen

10'6" x 7'4" (3.22 x 2.24)
Modern kitchen featuring contemporary units, a built-in oven and hob, a brand-new fridge freezer, and an integrated washing machine. A door and window provide direct access and views to the rear garden.

Landing with Loft Room Access

10'7" max x 5'9" (landing) 11'3" x 17'0" (attic room) (3.24 max x 1.76 (landing) 3.44 x 5.19 (attic room))
Usable loft space for storage or additional occasional use. With laminate flooring and a roof window and further storage into the eaves. The boiler can also be located within the loft.

Bedroom 1

13'3" x 10'11" max (4.06 x 3.33 max)
Light and airy double bedroom flooded with plenty of natural light.

Bedroom 2

9'11" x 10'11" max (3.03 x 3.33 max)
Second double bedroom with a rear aspect window.

Bedroom 3

7'10" max x 7'2" (2.40 max x 2.20)
Single bedroom, ideal for a child's room or a home office.

Shower Room

5'6" x 7'2" (1.68 x 2.20)
A modern and functional shower room offering a

three piece suite comprising WC, built in wash hand basin and shower, fully tiled walls and a window to the rear aspect.

Gardens

The property benefits from well-kept outdoor areas to both the front and rear. The front garden offers curb appeal, while the rear garden provides a private outdoor space that's ready to enjoy, whether for gardening, relaxing, or entertaining.

Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 942

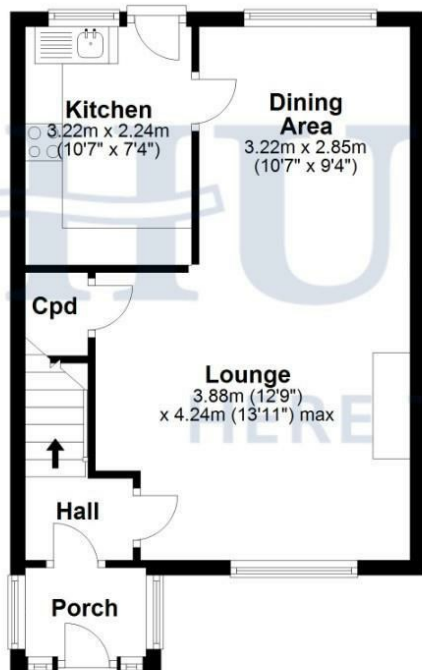
Leasehold Annual Service Charge Amount £12.00

Council Tax Banding; ROCHDALE COUNCIL
BAND B

Floorplan

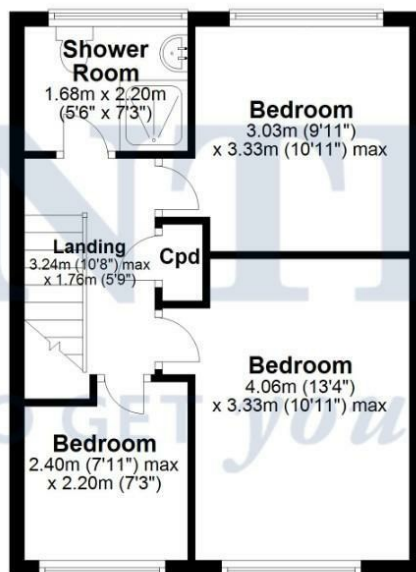
Ground Floor

Approx. 39.5 sq. metres (424.7 sq. feet)



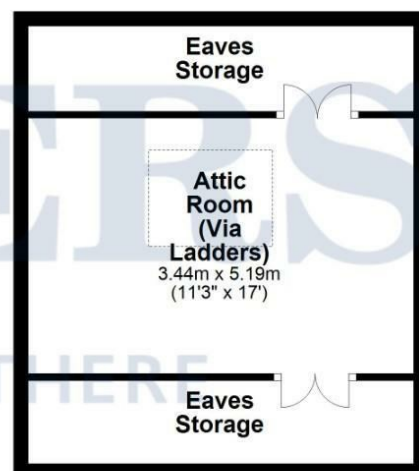
First Floor

Approx. 37.3 sq. metres (401.9 sq. feet)



Second Floor

Approx. 30.6 sq. metres (329.3 sq. feet)

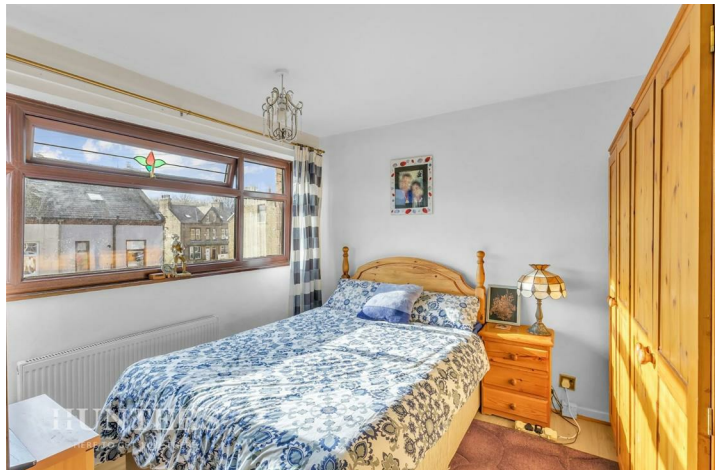


Total area: approx. 107.4 sq. metres (1156.0 sq. feet)

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.

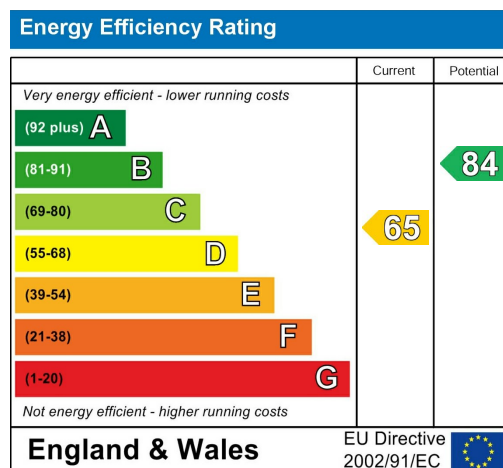
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Plan produced using PlanUp.







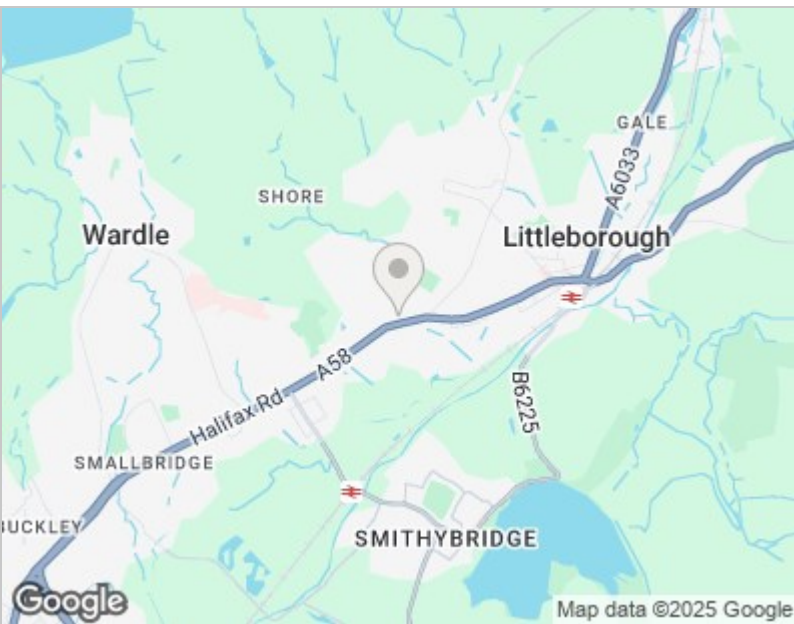
Energy Efficiency Graph



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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