



Chelburn View

Littleborough, OL15 9QQ

£240,000



- TRUE STYLE EXTENDED BUNGALOW
- OPEN ASPECT VIEWS
- LOUNGE DINING KITCHEN
- SOLD WITH NO ONWARD CHAIN
- EPC RATING D

- SOUGHT AFTER CUL-DE-SAC LOCATION
- TWO BEDROOMS
- GARDENS DRIVE AND GARAGE
- COUNCIL TAX BAND C
- LEASEHOLD

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A fabulous opportunity to purchase this true-style bungalow with a wonderful view within this cul-de-sac position, tucked away in a quiet and sought-after area. Requiring modernisation yet has been extended to provide spacious living accommodation. Briefly comprising of an entrance hall, lounge, kitchen diner, two double bedrooms and bathroom, with gas central heating and double glazing. Externally the garden to the rear is a good size, there are an array of well-established plants, shrubs and trees with a lawn area and wild garden. To the front of the bungalow there is a another garden with a driveway providing off-road parking and a single garage. The location is ideal for someone looking for a quiet spot, with fields behind the bungalow and similar properties to the front yet it is still within easy reach of Littleborough centre with fantastic bus routes within walking distance. Call now to arrange your viewing.

Entrance Hall

Welcoming hallway giving access to all the accommodation.

Lounge

20'3" x 11'0" (6.19 x 3.36)

A spacious light and airy room, with a fabulous large picture window boasting a fabulous far reaching view.

Kitchen Diner

Extended many years ago to provide and good sized kitchen (4.32m x 2.74m) and dining area (3.40m x 2.79m) combined. Offering a range of base and wall units with space for appliances. A door leads through into the conservatory.

Conservatory

9'10" x 8'4" (3.02 x 2.56)

A wonderful private space to be able to enjoy the open aspect to the rear.

Bedroom 1

14'3" x 11'0" (4.36 x 3.36)

Generous double bedroom with plenty of space for furniture. With further access to the loft space.

Bedroom 2

9'1" x 9'1" (2.79 x 2.79)

Second double bedroom with a fantastic open aspect view to the front.

Shower Room

6'9" x 6'1" (2.06 x 1.86)

Three piece suite comprising of a WC, wash hand basin and shower. With a window to the side aspect.

Gardens

Gardens to both front and rear are easy to maintain with well established, plants, shrubs and trees.

Drive and Garage

The single garage is ideal for storage or a work shop and the driveway provides off road parking.

Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 945

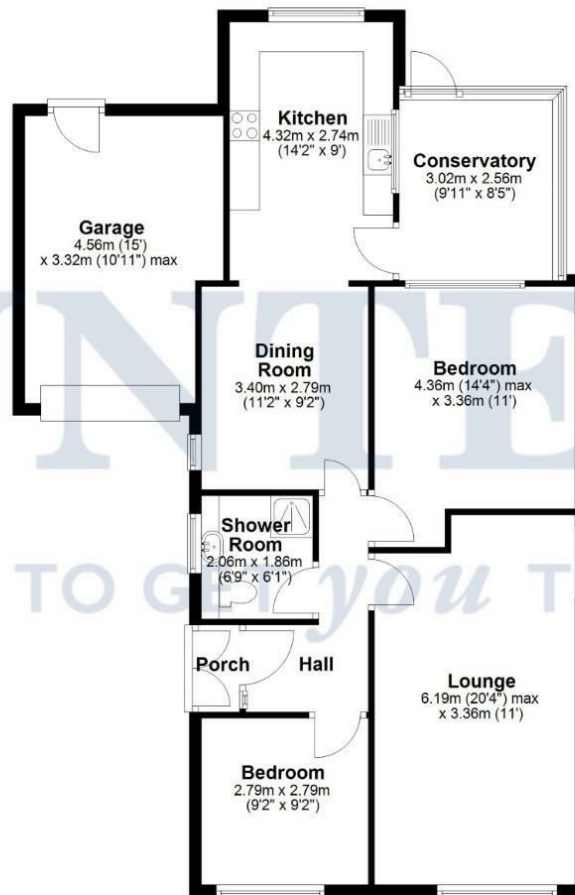
Leasehold Annual Ground Rent Amount £16.00

Council Tax Banding; ROCHDALE COUNCIL BAND C

Floorplan

Ground Floor

Approx. 97.8 sq. metres (1052.8 sq. feet)



Total area: approx. 97.8 sq. metres (1052.8 sq. feet)

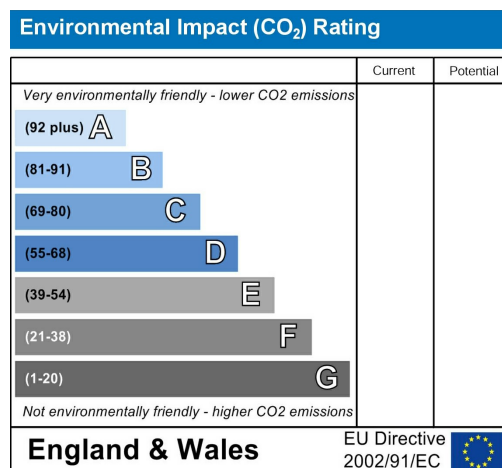
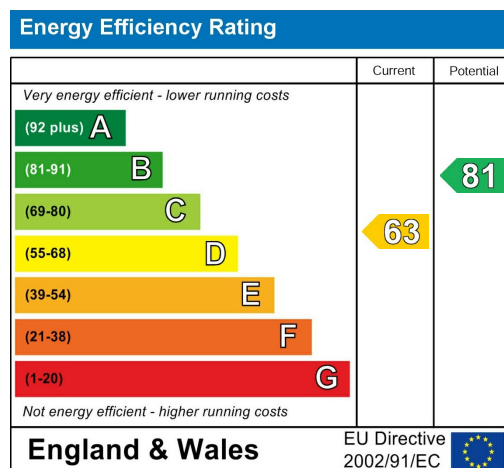
Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own 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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