

HUNTERS®

HERE TO GET *you* THERE



Hawthorn Walk

Bents Farm Estate, Littleborough, OL15 8LG

£240,000



- EXTENDED THREE BEDROOM SEMI DETACHED PROPERTY
- IN NEED OF MODERNISATION
- GARENS DRIVE AND GARAGE
- VIEWING HIGHLY RECOMMENDED
- COUNCIL TAX BAND C

- SOUGHT AFTER LOCATION
- IDEAL FAMILY HOME
- SOLD WITH NO CHAIN
- EPC RATING D
- FREEHOLD

Tel: 01706 390 500

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£240,000



Tucked away from the roadside, this well-maintained property offers spacious living with great potential for modernisation. The accommodation includes an entrance hall, a generous lounge, a bright sunroom, and a kitchen-diner, along with a convenient downstairs WC. Upstairs, there are three spacious bedrooms and a shower room. Externally, the home boasts good-sized front and rear gardens, a garage, and a driveway. Situated within this highly desirable location on the Bents Farm Estate with Littleborough village centre close by. Sold with no onward chain, a viewing is highly recommended to fully appreciate the space and position on offer.

Entrance Hall

A welcoming hallway with stairs rising to the first floor, a convenient storage cupboard, and doors leading to the accommodation.

WC

Fitted with a low-level WC and plumbing for a washing machine. Window to the front aspect.

Lounge

21'1" x 10'11" (6.43 x 3.34)

A spacious and inviting room filled with natural light, featuring a fireplace with a gas fire (not tested), a window to the front aspect, and a door opening into the sun room.

Sun Room

8'0" x 9'1" (2.44 x 2.78)

A bright and airy sitting area that overlooks the garden, providing a peaceful space to relax.

Kitchen Diner

9'3" x 11'5" (2.82 x 3.48)

A spacious extended area with base and wall units, offering a fantastic opportunity to create a modern family kitchen diner. The room provides space for a dining table, with a window and door leading to the garden. Plenty of natural light fills the space.

Landing

Bedroom 1

11'11" x 10'11" max (3.65 x 3.34 max)

A spacious double bedroom featuring fitted wardrobes with sliding doors, enjoying a rear aspect overlooking the garden and views beyond.

Bedroom 2

8'7" x 10'11" max (2.62 x 3.34 max)

A second double bedroom featuring a fitted wardrobe and a rear aspect view.

Bedroom 3

8'11" x 11'5" max (2.74 x 3.48 max)

Generous third bedroom, ideal as child's bedroom or a guest room. A pleasant aspect to the front.

Shower Room

5'5" x 9'10" max (1.66 x 3.00 max)

A three-piece suite comprising a shower, a wash basin, and a WC. Window to the front aspect and a cupboard housing the boiler.

Gardens

A large lawn front garden with plenty of space, and a good-sized enclosed rear garden that is paved for easy maintenance.

Garage & Parking

17'0" x 9'4" (5.2 x 2.86)

A side gate leads to the garage, which features an electric up-and-over door, power, and lighting inside. There is also a driveway for off-road parking.

Material Information - Littleborough

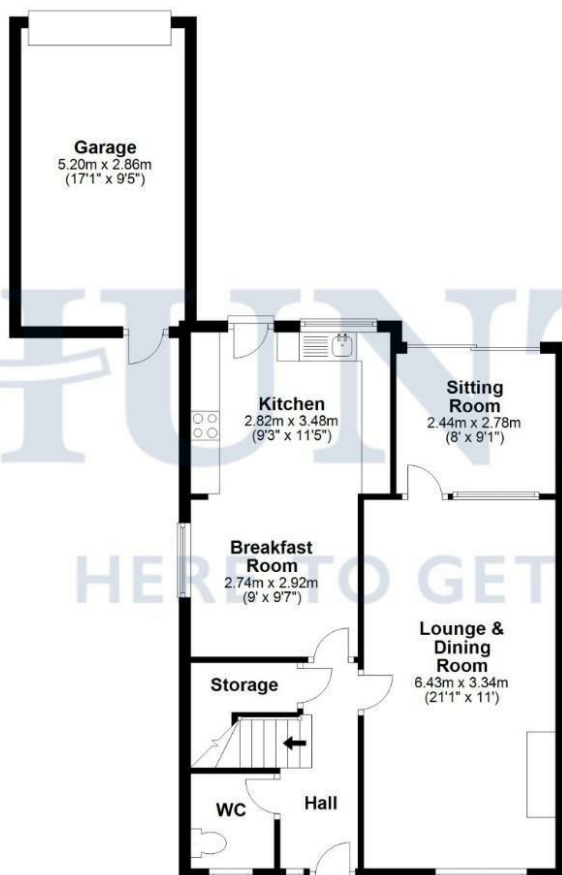
Tenure Type; FREEHOLD

Council Tax Banding; ROCHDALE COUNCIL
BAND C

Floorplan

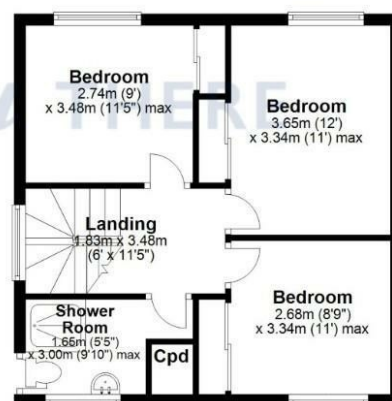
Ground Floor

Approx. 73.2 sq. metres (787.6 sq. feet)



First Floor

Approx. 40.9 sq. metres (439.7 sq. feet)



Total area: approx. 114.0 sq. metres (1227.3 sq. feet)

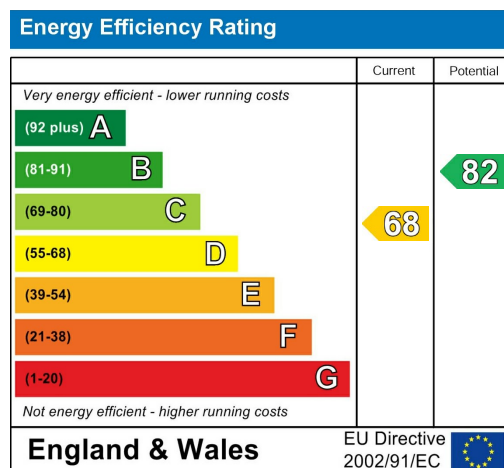
Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own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







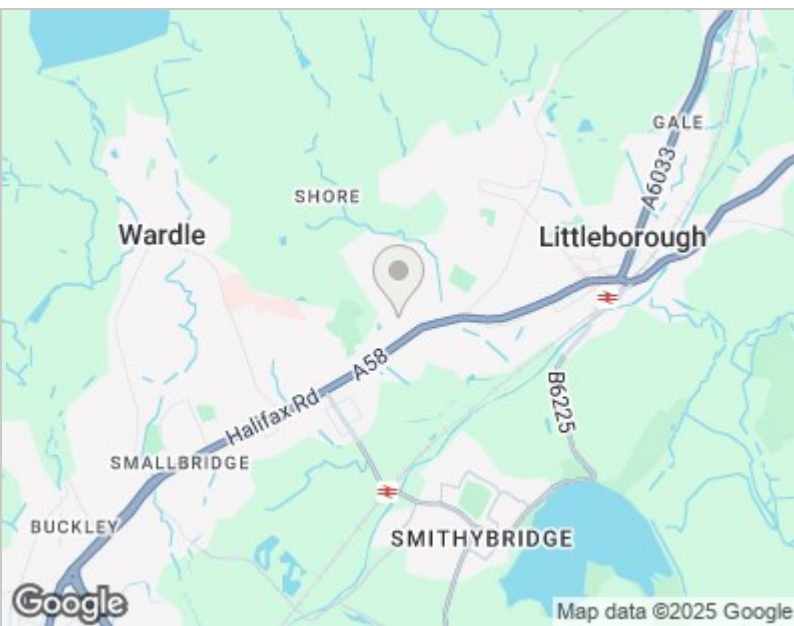
Energy Efficiency Graph



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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