

# HUNTERS®

HERE TO GET *you* THERE



## Higher Cleggswood Avenue

Hollingworth Lake, Littleborough, OL15 0DJ

£279,950



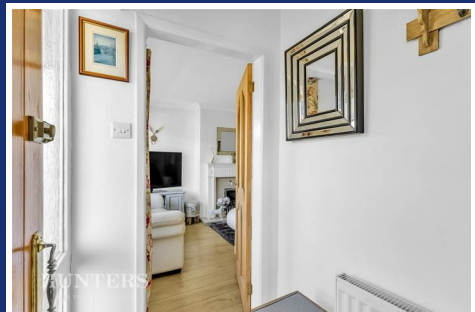
- MOMENTS FROM HOLLINGWORTH LAKE
- BEAUTIFULLY PRESENTED
- EXTENDED DRIVEWAY AND SINGLE GARAGE
- VIEWING HIGHLY RECOMMENDED
- COUNCIL TAX BAND C
- TRUE STYLE BUNGALOW
- ADDITIONAL LOFT ROOM
- WELL MAINTAINED GARDENS
- EPC RATING D
- LEASEHOLD

Tel: 01706 390 500

# Higher Cleggswood Avenue

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£279,950



Hunters Estate Agents are thrilled to offer to the market this beautifully presented two-bedroom true style bungalow which is situated in a highly desirable location, within walking distance of Hollingworth Lake. Light and airy throughout, the home features a spacious lounge with a bay window and a staircase leading to a versatile loft room which boasts an en-suite WC and storage. The well equipped modern kitchen boasts fitted units and integrated appliances, while the dining room, which could serve as a second bedroom, opens onto the rear garden. The main double bedroom includes fitted wardrobes, and the bathroom offers a three-piece suite with a shower over the bath.

Externally, the property benefits from well-maintained front and rear gardens, an extended driveway with ample parking, and a single garage ideal for caravan or motorhome owners. With additional residents' permit parking available on the street to the front. Call now to arrange your viewing to fully appreciate the quality of this bungalow and its wonderful location and the surrounding area.



### Entrance

Welcoming entrance area featuring a convenient storage cupboard which houses the house boiler, perfect for keeping everyday essentials neatly tucked away.

### Lounge

18'4" max x 10'11" (5.61 max x 3.35)

A light and well-presented space featuring a charming bay window to the front, allowing plenty of natural light. A feature fire surround with a gas fire serves as a striking focal point, adding warmth and character. Stairs provide access to the attic room, enhancing the home's versatility.

### Kitchen

9'6" x 8'9" (2.90 x 2.69)

A superbly equipped kitchen which hosts an attractive array of fitted units with matching drawers and work surface areas and the in-built appliances include an electric double oven, a four ring ceramic hob with extractor and plumbing for an automatic washing machine.

### Bedroom One

12'1" x 10'11" (3.70 x 3.35)

A spacious double bedroom overlooking the rear garden, offering a lovely outlook. A range of fitted wardrobes provides ample storage space.

### Bedroom Two

8'11" x 8'9" (2.73 x 2.69)

This versatile space features doors that open out to the rear garden, offering a seamless connection to outdoor living which could be used as a bedroom or as a dining room.

### Bathroom

6'2" x 5'9" (1.90 x 1.77)

A white three-piece white suite, including a shower over the bath. The room is fully tiled, with a heated towel rail adding both comfort and convenience.

### Attic Room

19'9" x 10'5" (6.02 x 3.19)

The loft offers fabulous additional space with great potential for a variety of uses, whether that be a guest room, craft room, TV room or even just used for storage. It also includes a two-piece en-suite with another Velux window and a large storage room.

### WC

8'9" x 8'8" (2.68 x 2.66)

Fitted with a low level WC, wash hand basin and Velux window.

### Gardens & Parking

Externally, the property boasts well-maintained and generously sized gardens to both the front and rear. At the front, there is ample off-road private parking, extending along the larger section of the shared driveway and providing access to a private single garage located at the rear, beside the garden. The parking area offers plenty of space, making it perfect for caravan or motorhome owners. Additional on street permit parking is available for residents. The rear garden offers a wonderful space to be able to sit out and enjoy in those warmer months.

### Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 936

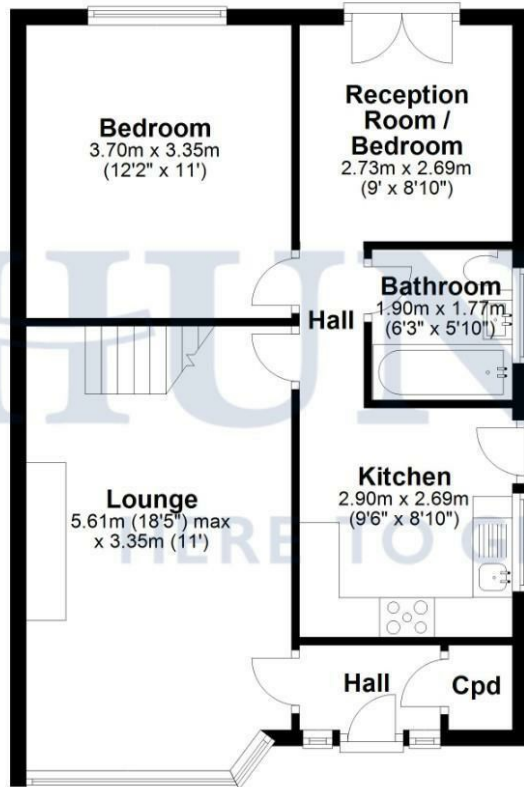
Leasehold Ground Rent Amount: £10.00

Council Tax Banding; ROCHDALE COUNCIL  
BAND C

## Floorplan

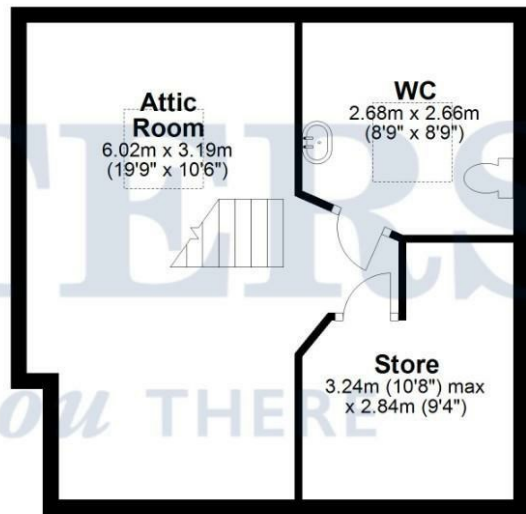
### Ground Floor

Approx. 56.0 sq. metres (603.2 sq. feet)



### First Floor

Approx. 36.3 sq. metres (390.5 sq. feet)



Total area: approx. 92.3 sq. metres (993.7 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.



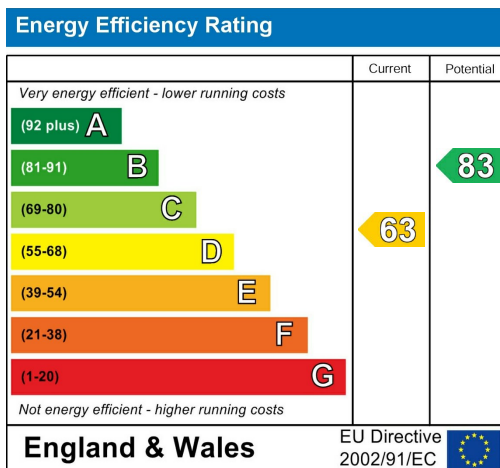








## Energy Efficiency Graph

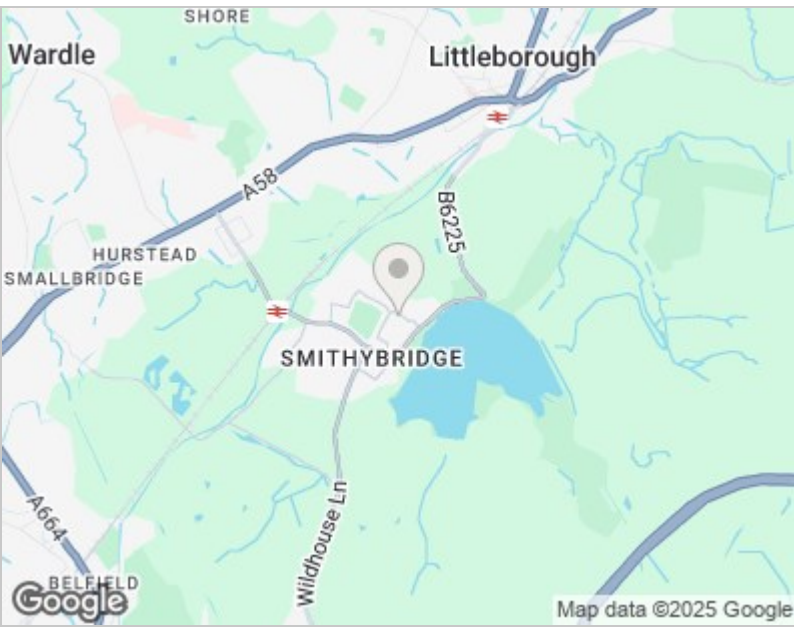


## Viewing

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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