

HUNTERS®

HERE TO GET *you* THERE



Church Street

Littleborough, OL15 8AS

£299,950



- ** NEW BUILD **
- DINING KITCHEN & DOWNSTAIRS WC
- INTEGRATED APPLIANCES
- INCENTIVES ON OFFER
- COUNCIL TAX BAND TBC, EPC RATING B
- ** PART EXCHANGE CONSIDERED **
- LOW MAINTENANCE GARDEN TO REAR
- FOUR BED SEMI DETACHED
- DRIVEWAY WITH EV CHARGING POINT TO REAR
- FREEHOLD

Tel: 01706 390 500

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An exciting opportunity has come to the market to purchase one of two brand-new properties. Built within the centre of Littleborough village, these modern, semi-detached homes boast light and airy accommodation, quality fixtures and fittings and a sought after location. Briefly comprising of an entrance hall, lounge, open plan kitchen diner with integrated appliances, utility room, downstairs WC, four bedrooms and a family bathroom. Externally, there is driveway parking to the rear with EV charging point and an enclosed garden. The property includes all flooring and incentives are offered. Situated within the centre of Littleborough, providing easy and convenient access to all the fabulous local amenities, which includes schools, shops, bars and restaurants and within walking distance of the mainline train station for access to Leeds and Manchester. Call now to arrange your viewing to fully appreciate the quality of build and the fabulous convenient location. ****PART EXCHANGE CONSIDERED****

Entrance Hall

A light and welcoming entrance hall with the stairs that lead to the first floor landing and a useful storage cupboard beneath.

Lounge

12'5" x 11'4" (3.79 x 3.46)

Front aspect window which lets in plenty of natural light to this lovely living space.

Dining Kitchen

17'11" x 15'3" (5.48 x 4.65)

Modern quality fitted kitchen with a range of base and wall units with an integrated fridge freezer, dish washer, built-in oven and hob with an extractor over. Stylish work surfaces and splash back tiling. Plenty of space for a family dining table with double doors out to the rear garden and an internal door into the utility room.

Utility Room

5'9" x 5'0" (1.77 x 1.54)

Space and plumbing for appliances.

Downstairs WC

5'2" x 5'0" (1.59 x 1.54)

Two-piece suite comprising of low level WC with a wash hand basin.

Landing

12'2" x 7'4" (3.71 x 2.26)

Leading to the upstairs accommodation.

Bedroom 1

15'3" x 10'3" (4.65 x 3.13)

Rear aspect double bedroom, which is light and airy, with a view over the rear garden.

Bedroom 2

14'2" x 10'3" (4.32 x 3.13)

Second double bedroom with a front aspect window.

Bedroom 3

10'1" x 7'4" (3.08 x 2.26)

Single bedroom with a window to the front aspect.

Bedroom 4

8'9" x 7'4" (2.69 x 2.26)

Single bedroom with a rear aspect window.

Bathroom

8'4" x 5'5" (2.56 x 1.67)

Stylish modern three-piece suite with a low level WC, built-in wash hand basin with storage beneath and a bath with a shower over. Tiled walls and feature flooring.

Gardens & Parking

A quality paved patio enclosed area with steps leading up to the driveway to the rear. With an EV charging point installed adjacent to the parking spaces.

Material Information - Littleborough

Tenure Type; FREEHOLD

Council Tax Banding; ROCHDALE COUNCIL BAND TBC

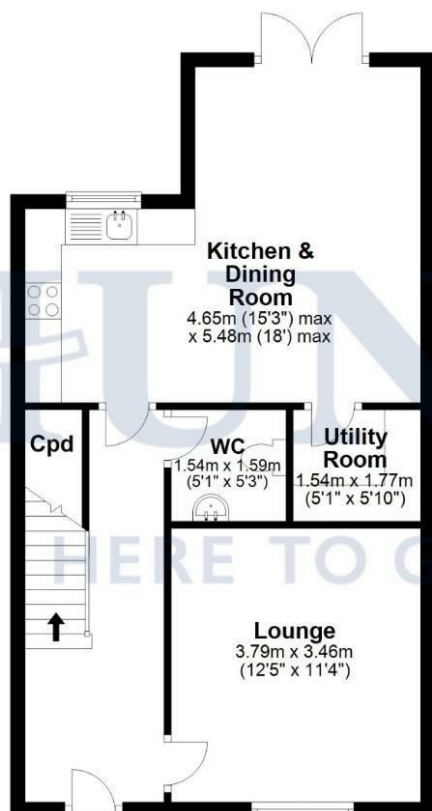
Incentives

This property has all flooring included at the asking price, there are fully integrated appliances in the kitchen and the builder will cover the standard costs of legal fees to purchase the property ** (conditions apply).

Floorplan

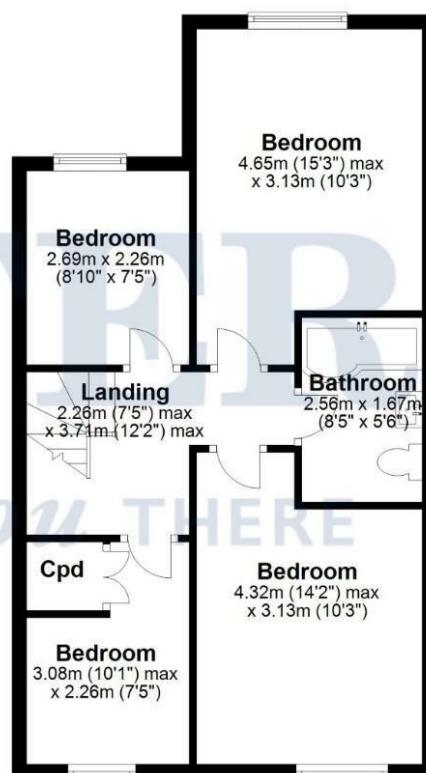
Ground Floor

Approx. 51.2 sq. metres (551.5 sq. feet)



First Floor

Approx. 51.2 sq. metres (551.5 sq. feet)



Total area: approx. 102.5 sq. metres (1103.0 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.

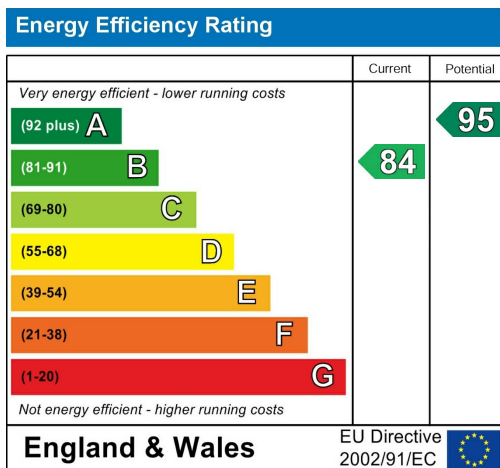
Created by EveryCloud Photography on behalf of Hunters Littleborough
Plan produced using PlanUp.







Energy Efficiency Graph



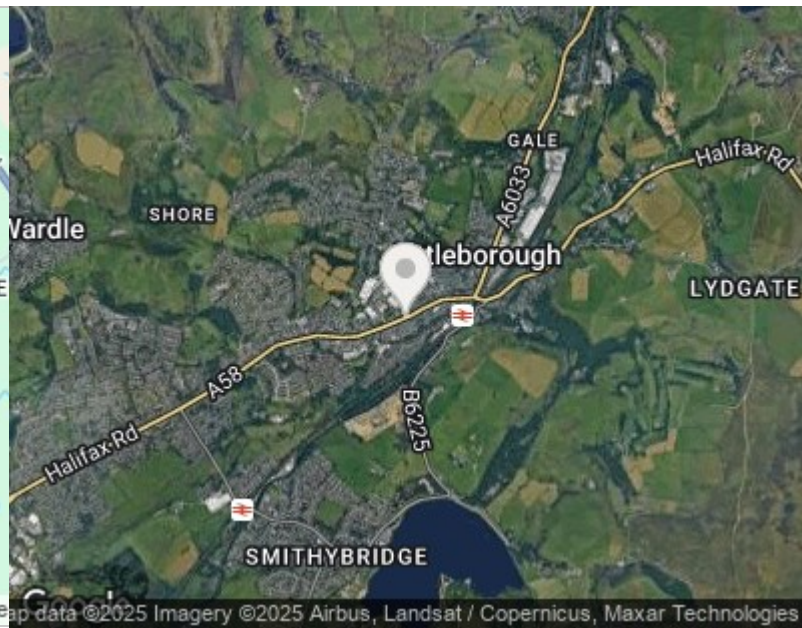
Viewing

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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