

HUNTERS®

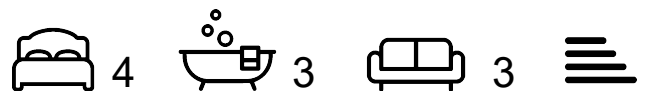
HERE TO GET *you* THERE



Leighton Avenue

Hollingworth Lake, Littleborough, OL15 0BW

Offers In Excess Of £420,000



- SUBSTANTIAL EXTENTION
- SOUGHT AFTER AREA NEAR TO HOLLINGWORTH LAKE
- SEPARATE RECEPTION ROOMS
- EXTENSIVE GARDENS AND VIEWS
- COUNCIL TAX BAND D

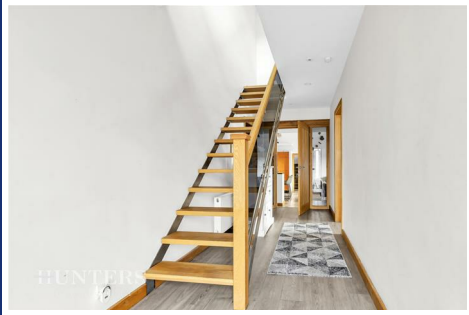
- FABULOUS ACCOMMODATION
- OPEN PLAN KITCHEN LIVING
- FOUR BEDROOMS, THREE BATHROOMS
- FREEHOLD
- EPC RATING TBC

Tel: 01706 390 500

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Situated within this highly desirable cul-de-sac close to Hollingworth Lake, is this substantially extended semi-detached home which offers outstanding family accommodation, fabulous views, and a beautifully large landscaped garden.

The property has been thoughtfully extended to create a versatile layout ideal for modern family living. The spacious accommodation comprises an entrance hall, a stunning open-plan living kitchen and dining area with a vaulted ceiling, and large doors opening onto the garden. There is also a large utility room and a separate dining room, which could easily be used as a ground floor bedroom if desired.

An adjoining annex provides further flexibility, featuring a second lounge area and a modern four-piece bathroom suite. Stairs from the lounge area lead up to a self-contained double bedroom, perfect for guests, teenagers, or multi-generational living.

The main staircase leads to a further two well-proportioned bedrooms (formally three bedrooms, which could easily be converted back) and each benefiting from its own en-suite shower room.

Externally, the property boasts a fantastic landscaped garden with stunning views, ideal for entertaining or relaxing, along with off-road parking to the front.

Located close to well-regarded local schools, Smithy Bridge Train Station (with direct links to Leeds and Manchester), and convenient M62 motorway connections, this impressive home perfectly combines space, style, and location.

Viewing is highly recommended to fully appreciate the size, quality, and versatility this superb property has to offer.

Hallway

19'3" x 5'12" (5.88 x 1.82)

An inviting entrance hallway features a floating staircase with wooden steps and glass balustrades, leading to the upper floors. The space is bright and uncluttered, with a neutral palette and light wood flooring that continues throughout the hallway.

Open Plan Kitchen and Living Room

21'4" x 26'8" (6.49 x 8.14)

The open-plan living and kitchen area offers a spacious, airy environment with high ceilings and plentiful natural light from large windows and sliding doors. The lounge area is comfortably arranged with a mix of seating styles, while the kitchen features warm wooden cabinetry, granite work surfaces, a central island with seating and a breakfast nook. The sliding doors open to the garden, extending the living space outdoors.

Dining Room

19'3" x 11'10" (5.88 x 3.60)

A separate dining room with ample space for a large dining table is naturally lit by windows to two sides. The neutral decor and light wood flooring create a calm, versatile setting suitable for formal or casual dining.

Utility Room

17'1" x 8'3" (5.20 x 2.52)

The utility room is fitted with an extensive range of grey cabinetry providing plentiful storage, complemented by work surfaces and appliance space. A window allows natural light to brighten the tiled floor and practical work area.

Cloakroom

4' x 8'3" (1.23 x 2.52)

The ground floor cloakroom is neatly presented with a white vanity unit and basin along with a WC. The flooring and décor mirror the light and airy feel seen throughout the home.

Living Room

12'8" x 17'5" (3.85 x 5.31)

A cosy, carpeted living area on the lower level. This space is ideal for relaxing and entertaining, with neutral walls and recessed ceiling lights providing a bright atmosphere. Stairs to a further bedroom and a door to its own bathroom.

Bathroom

12'8" x 8'11" (3.85 x 2.73)

The modern, downstairs well-appointed bathroom features a freestanding bathtub, a walk-in shower with glass screen, a wall-mounted toilet, and a floating vanity unit with basin and mirror. The space is tiled throughout in neutral tones, with a tall vertical radiator and recessed lighting enhancing the contemporary feel.

Bedroom 1

12'8" x 16'10" max (3.85 x 5.14 max)

This bright double bedroom is self contained from the rest of the bedrooms. A large window allows for ample natural light, and neutral carpeting and walls create a restful environment.

Landing

15'11" x 6'2" (4.86 x 1.88)

The spacious landing area on the upper floor benefits from natural light through a large window. The area is carpeted with wooden skirting and glass balustrades that overlook the hallway below.

Bedroom 2

15'11" x 10'8" (4.86 x 3.25)

A comfortable large double bedroom features carpeting, neutral walls, and a sizeable window ensure a bright and restful space.

En-Suite Shower Room

5'11" x 10'8" (1.80 x 3.25)

Modern three piece suite with plenty of natural light filling the space. Tiled walls, WC, wash hand basin and a walk in shower with a window to the rear aspect.

Bedroom 3

22'2" x 8'3" (6.76 x 2.52)

This bedroom is neutrally decorated with carpeted flooring and a large window that fills the room with natural light. this bedroom used to be two rooms and could quite easily be split again.

En-suite Shower Room

5'11" x 6'2" (1.80 x 1.88)

A shower room featuring a corner shower cubicle with glass screen, a close-coupled toilet, and a vanity basin with storage below. The flooring is practical and complements the light, fresh décor.

Rear Garden

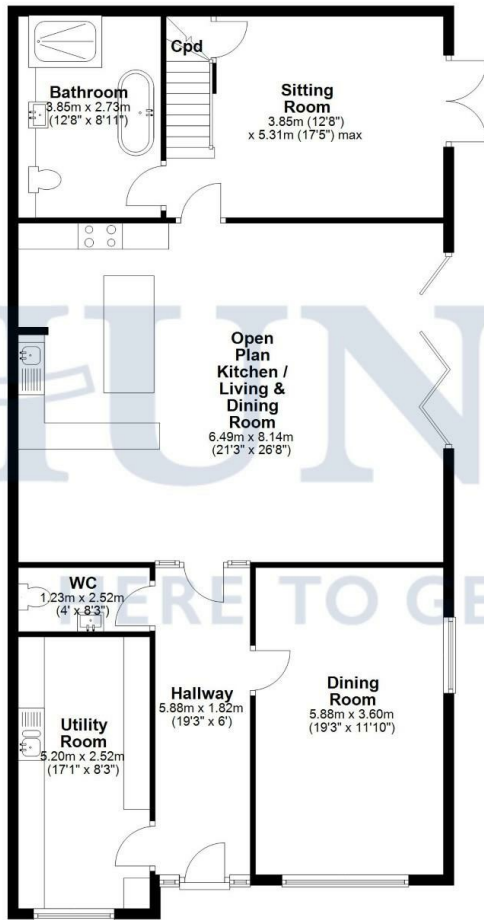
This attractive and well-maintained garden offers a combination of decking, paved seating areas, and lawn, enclosed with fencing and hedging. There are multiple seating areas perfect for relaxing or entertaining while enjoying views across the surrounding area. Mature planting and a traditional lamppost add character to the space.

Front Exterior

The front exterior presents a neat frontage with a driveway and paved area leading to the main entrance.

Floorplan

Ground Floor
Approx. 135.2 sq. metres (1455.3 sq. feet)



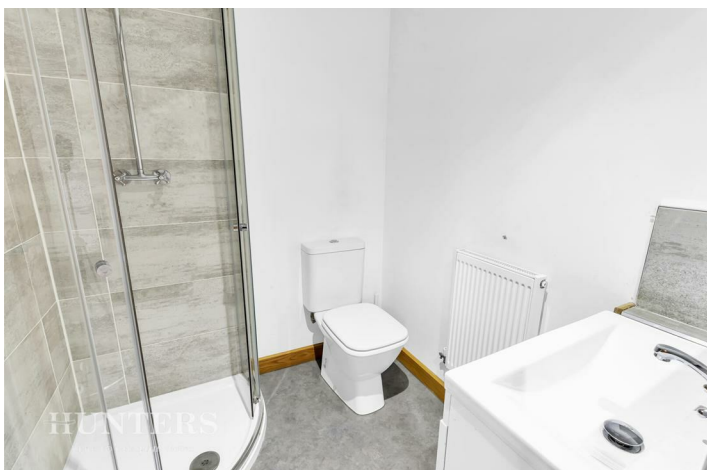
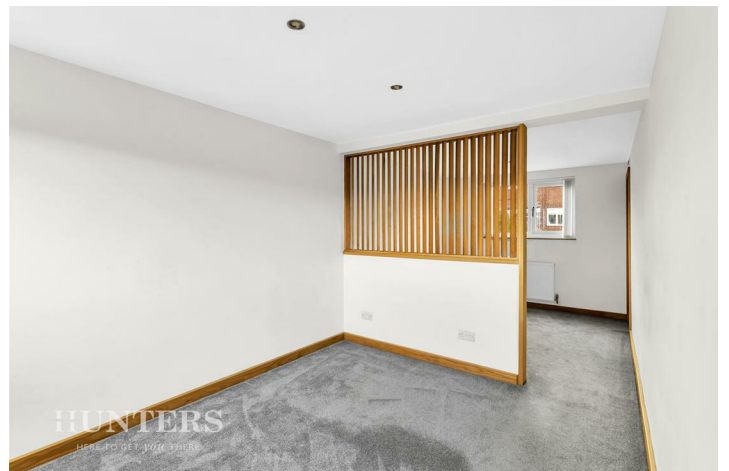
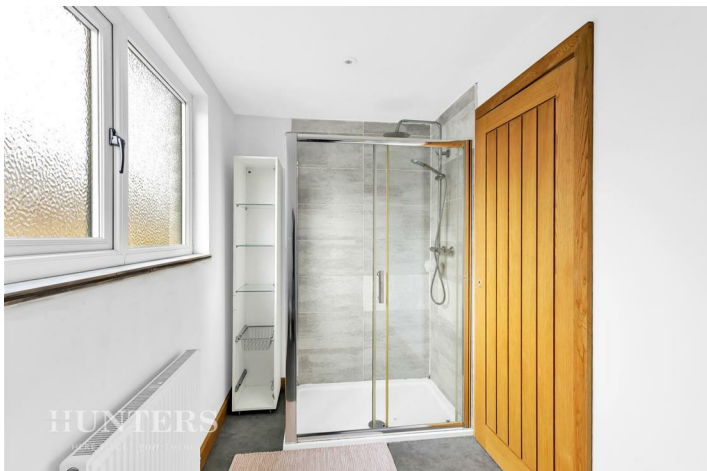
First Floor
Approx. 72.8 sq. metres (783.8 sq. feet)



Total area: approx. 208.0 sq. metres (2239.1 sq. feet)

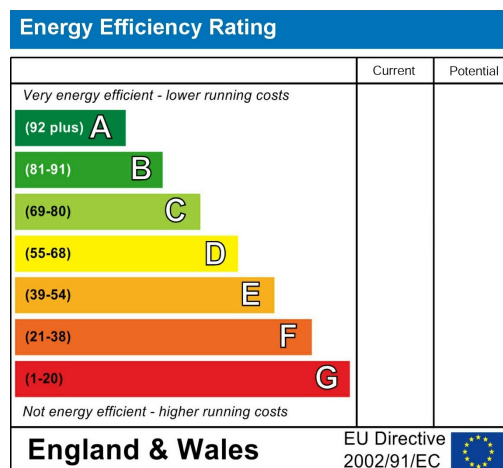
Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own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