

# HUNTERS®

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## Haugh Lane

Newhey, Lancashire, OL16 3RB

Offers In The Region Of £230,000



- EXTENDED END TOWNHOUSE
- EXTENDED BREAKFAST KITCHEN
- LOW MAINTENANCE GARDEN
- OFFERED WITH NO ONWARD CHAIN
- COUNCIL TAX BAND B

- THREE BEDROOMS
- CLOSE TO METROLINK AND M62 MOTORWAY
- GARAGE AND DRIVEWAY PARKING
- EPC RATING C
- LEASEHOLD

Tel: 01706 390 500

# Haugh Lane

Newhey, Lancashire, OL16 3RB

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Hunters Estate Agents are delighted to present for sale this well-presented and extended three-bedroom end townhouse, ideally positioned within a popular and convenient residential location. The property offers excellent access to a range of local amenities including shops, schools, and Metrolink services, as well as being just a short drive from the M62 motorway, providing easy connections to both Manchester and Leeds city centres.

Offering spacious accommodation throughout and comprising of a welcoming entrance porch, spacious lounge with staircase to the first floor, and an extended breakfast kitchen. To the first floor there are three bedrooms and a newly installed modern three-piece bathroom.

Externally boasts a low maintenance garden to the rear, a single garage and private driveway parking to the front.

Offered with no onward chain, this attractive home is ideally suited to first-time buyers or families seeking a comfortable and well-finished property in a sought-after area. Internal viewing is highly recommended to fully appreciate the size, finish, and excellent position of this lovely home.

### Porch

3'4" X 5'3" (1.01 X 1.61)

A welcoming porch, providing a bright entrance with a door leading directly into the property.

### Living Room

16'2" X 15'6" (4.94 X 4.72)

This cosy living room is bright and inviting, with a large window allowing plenty of natural light to fill the space and a feature fireplace with a wood surround creates a lovely focal point. Stairs leading to the first floor and a useful under stairs large storage cupboard can be found, ideal to store coats and shoes.

### Kitchen

17'5" X 15'6" (5.32 X 4.72)

An extended and spacious kitchen with a range of wall and base units and a central island providing a practical breakfast bar with seating. The room benefits from large French doors opening to the rear garden, flooding the space with natural light. Integrated appliances, including a double oven and an induction hob, as well as space for an additional American style fridge and plumbing for both a washing machine and dishwasher.

### Bedroom 1

12'9" X 11'10" max (3.89 X 3.61 max)

A double bedroom situated to the front of the property with modern fitted wardrobes and space for additional bedroom furniture.

### Bedroom 2

8'6" x 10'10" (2.58 x 3.30 )

A further double bedroom located to the rear of the property with built in deep fitted wardrobes.

### Bedroom 3

9'5" x 5'11" (2.88 x 1.80)

A single bedroom located to the front of the property, which would make an ideal child's bedroom or home office.

### Bathroom

5'4" x 6'10" (1.62 x 2.09)

A modern bathroom which has been recently installed with partly tiled walls and complemented by a green vanity cabinet and a neutral-toned floor. The room includes a bath with a shower over, low level WC, chrome heated towel rail and a frosted window, creating a fresh and clean feel.

### Rear Garden

A well maintained and low maintenance garden to the rear, with a paved seating area and planting beds, ideal for those wanting to sit out. Stone stairs leading to an additional paved area and access to the garage.

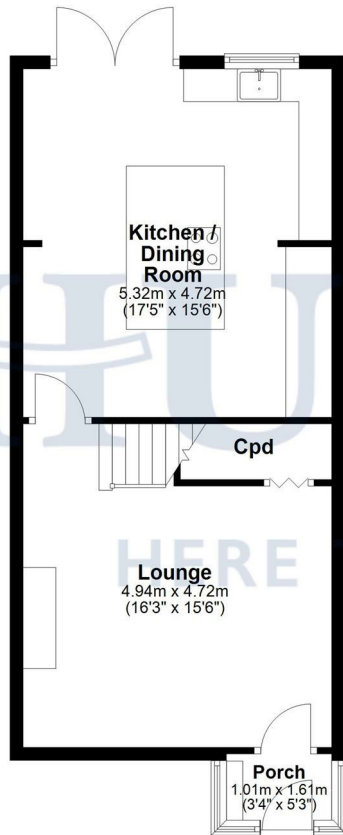
### Garage and parking

A single garage can be located to the rear of the property with an up and over door and a side personnel door. Driveway parking can be located to the front of the property.

## Floorplan

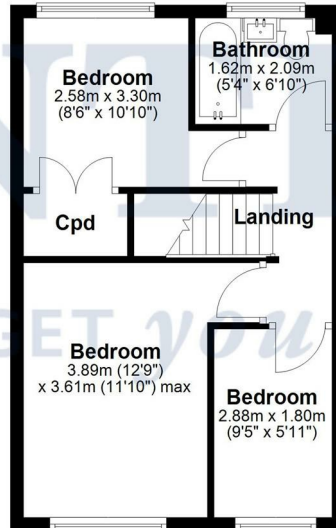
### Ground Floor

Approx. 50.7 sq. metres (545.5 sq. feet)



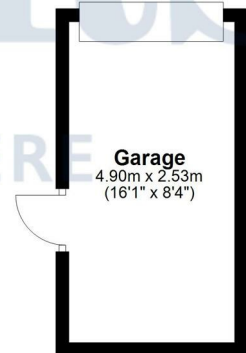
### First Floor

Approx. 36.0 sq. metres (387.4 sq. feet)



### Outbuilding

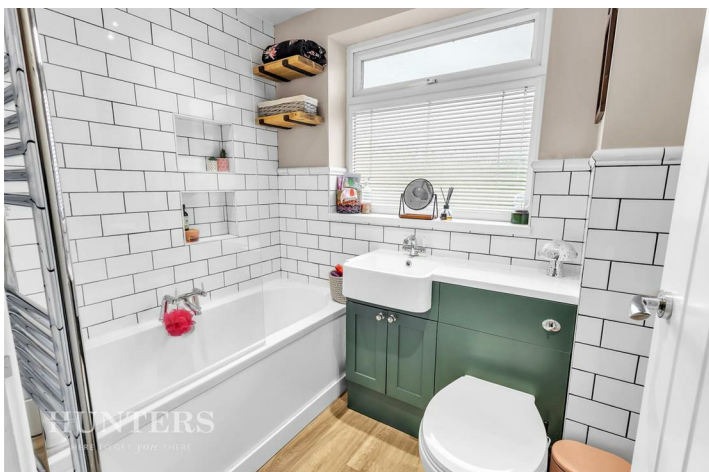
Approx. 12.4 sq. metres (133.7 sq. feet)



Total area: approx. 99.1 sq. metres (1066.6 sq. feet)

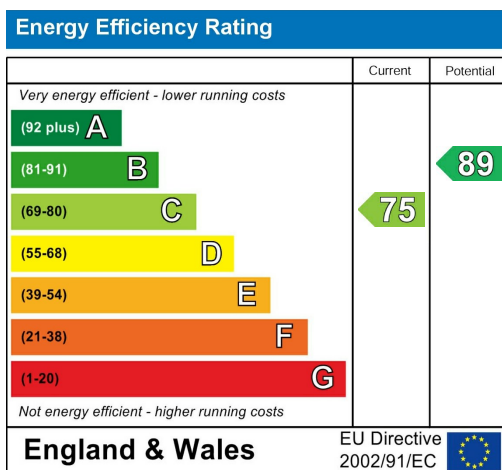
Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own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







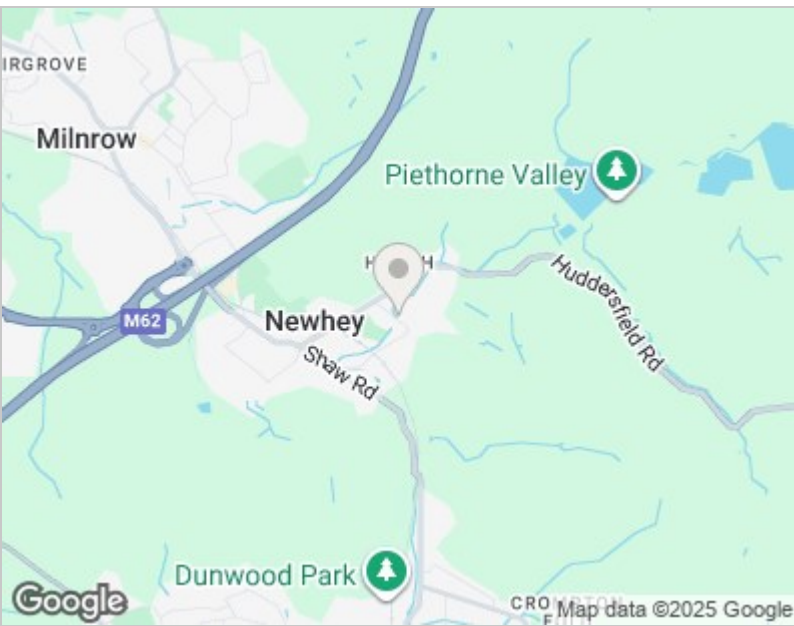
## Energy Efficiency Graph



## 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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