

# HUNTERS<sup>®</sup>

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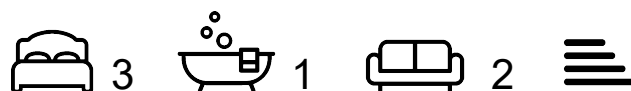


## Whitegate

Littleborough, OL15 8PU

Offers In Excess Of £200,000

- EXTENDED MID TOWNHOUSE PROPERTY
- SITUATED ON A QUIET CUL-DE-SAC
- GARDENS TO FRONT AND REAR
- EPC RATING TBC
- COUNCIL TAX BAND B



- THREE BEDROOMS
- A SHORT DISTANCE FROM BOTH LITTLEBOROUGH AND SMITHY BRIDGE TRAIN STATIONS
- OFFERED WITH NO ONWARD CHAIN
- LEASEHOLD

Tel: 01706 390 500

# Whitegate

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Offers In Excess Of £200,000



Situated on a quiet cul-de-sac just a short distance from Littleborough village and its excellent range of local amenities including shops and schools is this well presented, extended three-bedroom mid-townhouse.

Conveniently positioned between both Littleborough and Smithy Bridge mainline train stations, the property offers direct rail links to Manchester and Leeds city centres, making it perfect for commuters.

The accommodation comprises a spacious lounge and an extended dining kitchen to the ground floor, providing an ideal space for family living and entertaining. To the first floor are three well-proportioned bedrooms and a fitted shower room.

Externally, the property benefits from gardens to both the front and rear.

This property is offered with NO ONWARD CHAIN and viewings are highly recommended.

### Entrance hall

A welcoming entrance hall features a light wood effect floor and space for coats and shoes, leading into the main living areas of the home and stairs leading to the first floor.

### Lounge/ Sitting room

13'7" x 13'6" (4.14m x 4.11m)

This spacious lounge is beautifully bright with large windows to the front and rear, flooding the room with natural light. It features a charming fireplace set against a focal wall and an archway connects the lounge to the sitting area.

### Kitchen

7'5" x 6'8" (2.25m x 2.04m)

Situated to the rear of the property, the extended kitchen is fitted with a comprehensive range of wall and base units, providing ample storage and workspace. It features a sink, oven, hob with overhead extractor fan, and an integrated fridge freezer. A side door offers convenient access to the garden.

### Dining Room

10' x 7'8" (3.05m x 2.34m)

Formerly the kitchen, this spacious room now serves as the main dining area, ideally positioned just off the current kitchen, creating an open plan feel. The room also features a handy built-in storage cupboard.

### Landing

10' x 7'8" max (3.05m x 2.33m max)

With access to all first floor bedrooms, shower room and access to the loft space.

### Bedroom 1

12'6" max x 10' (3.81m max x 3.06m)

A spacious double bedroom situated to the rear of the property, enjoying pleasant views over the garden. The room also benefits from a useful built-in storage cupboard housing the combi boiler.

### Bedroom 2

11'1" max x 8'10" (3.39m max x 2.69m)

A further double bedroom located to the front of the property enjoying far reaching views.

### Bedroom 3

7'7" max x 7'8" (2.30m max x 2.33m)

The smallest of the three bedrooms offers the single bedroom located to the front of the property, benefitting from a useful built in storage cupboard and enjoying open views to the front.

### Shower Room

5'9" x 6'5" (1.74m x 1.95m)

A fitted shower room, comprising of a low level WC, vanity wash basin, and a corner shower cubicle with glass screen. With fully tiled walls throughout and a frosted window to the rear, allowing natural light to enter.

### Gardens

To the front offers a lawned garden with steps leading to the front door, leading to the rear features a combination of decking and gravel areas surrounded by fencing for privacy. There is a garden shed providing useful storage and a pleasant seating area to enjoy the outdoors.

### Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 942

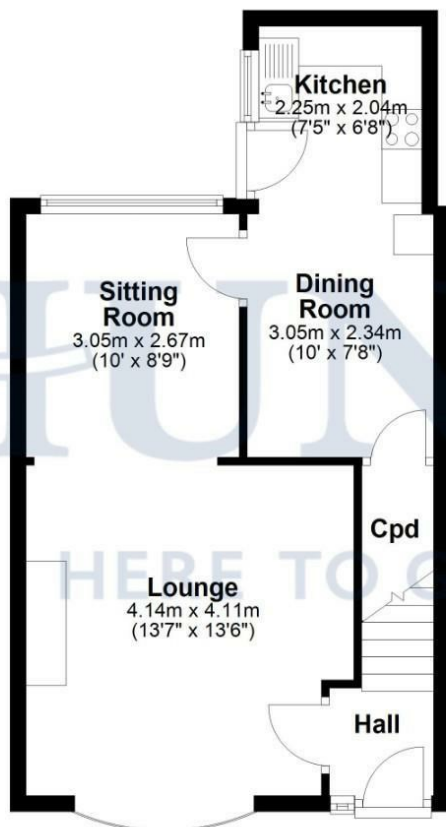
Leasehold Ground Rent Amount:

Council Tax Banding; ROCHDALE COUNCIL  
BAND B

## Floorplan

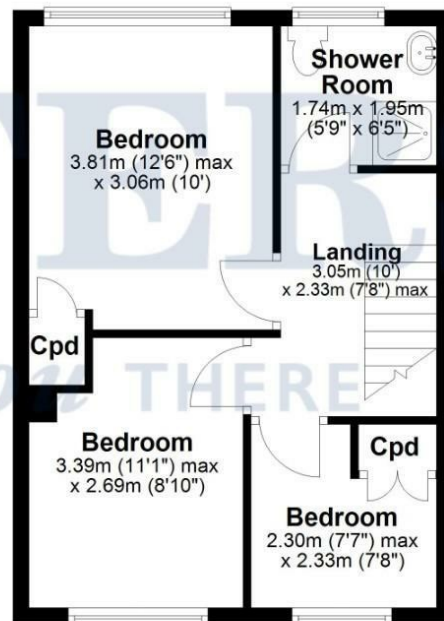
### Ground Floor

Approx. 42.3 sq. metres (455.8 sq. feet)



### First Floor

Approx. 37.3 sq. metres (401.1 sq. feet)

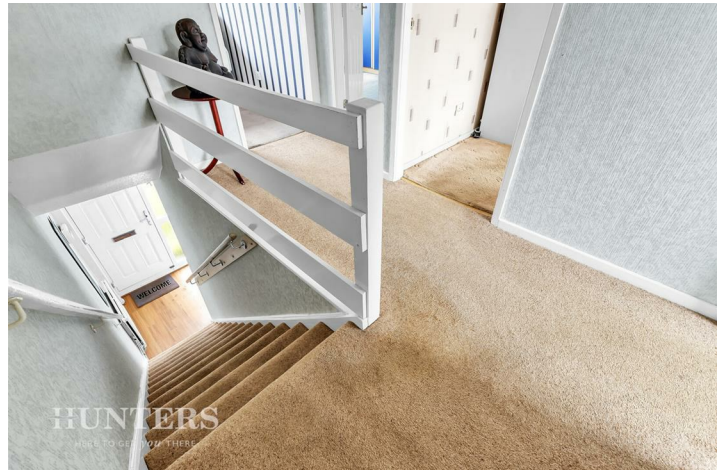


Total area: approx. 79.6 sq. metres (856.9 sq. feet)

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.

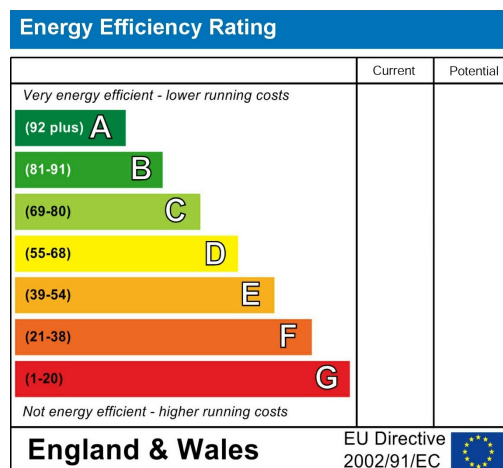
Created by EveryCloud Photography on behalf of Hunters Littleborough  
Plan produced using PlanUp.







## 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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