



Stubley Gardens
Littleborough OL15 8JD
OFFERS INVITED IN THE REGION OF £340,000

Adamsons Barton Kendal are delighted to introduce to the market this wonderfully presented 3 bedroomed detached family home, situated in the heart of Littleborough.

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Accessed over the popular Riverstone Bridge, spanning the River Roch, the property is positioned within a quiet cul-de-sac location, offering privacy and a sense of community. Ideally situated close to excellent transport links, local amenities and well regarded schools, this fabulous property is offered for sale with vacant possession at a competitive price and early viewing comes highly Recommended.

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The property boasts an attractive frontage with a double driveway providing off street parking, leading to a single garage. There are well maintained gardens to both front and rear - the rear garden has been laid with artificial grass with well stocked borders and is therefore of a low maintenance nature.

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Upon entering the property, there is an entrance hall, a spacious lounge area with bay window and feature fireplace with an opening through to the dining room with double glazed patio doors leading out the conservatory. There is a fitted kitchen with a range of wall and base units.

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At first floor level, there is a wonderful master bedroom with en-suite shower room, 2 further bedrooms and a family bathroom.

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The property is well presented internally, benefiting from a gas fired central heating system and double glazed windows and early viewing comes highly recommended to appreciate the extent and calibre of the accommodation on offer.

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Ground Floor

Entrance HALL

Staircase to the first floor

LOUNGE - 5.2 x 3.3 metres reducing to 3.0 metres

Bay window, feature fireplace with an electric fire, decorative covings to ceiling, open to:

Rear DINING ROOM - 2.7 x 2.7 metres

Double glazed patio doors leading through to the conservatory

CONSERVATORY - 2.9 x 3.6 metres

KITCHEN - 4.1 x 2.5 metres

1 ½ bowl stainless steel sink unit, range of wall and base units with complementary work surfaces, built in double oven, 4 ring hob and extractor hood, tiled walls and floor



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First Floor

LANDING

MASTER BEDROOM - 4.5 x 3.5 metres (maximum)

A spacious double bedroom

EN-SUITE SHOWER ROOM - 2.8 x 1.6 metres

Shower cubicle, low level wc, wash hand basin

BEDROOM TWO - 3.5 x 3.5 metres reducing to 2.5 metres

Built in wardrobe and cupboard

BEDROOM THREE - 2.7 x 3.0 metres reducing to 1.5 metres

Family BATHROOM - 2.1 x 1.7 metres

Panelled bath with shower above, pedestal wash hand basin, low level wc, part tiled walls

Externally

There is an open plan garden area to the front and a front driveway providing off street parking, leading to the garage.

There is an enclosed rear garden which has been laid with artificial grass and has well stocked borders and a patio area.

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VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS ADAMSONS BARTON KENDAL

Tenure

Assumed Leasehold (to be confirmed)

Council Tax Band

Band D

Energy Performance Certificate

C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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