



Lee Street

Littleborough, OL15 9DY

£295,000

- FABULOUS EXTENDED SEMI-DETACHED PROPERTY
- THREE GOOD-SIZED BEDROOMS AND FAMILY BATHROOM
- GARDENS TO FRONT AND REAR, DRIVEWAY AND GARAGE
- EPC RATING D
- COUNCIL TAX BAND C
- SPACIOUS LIGHT AND MODERN ACCOMMODATION
- OPEN-PLAN KITCHEN AND EXTENDED DINING/LIVING AREA
- CENTRE OF LITTLEBOROUGH, CLOSE TO PARK, SHOPS, SCHOOLS & TRAIN STATION
- FREEHOLD



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This beautifully presented extended semi-detached property is tucked away in the centre of Littleborough, offering easy access to a full range of local amenities including shops, schools, and the train station, and just a stone's throw from Hare Hill Park.

The accommodation is modern, light, and welcoming, comprising a spacious entrance hall, downstairs WC, and a generous lounge. The heart of the home is an open-plan kitchen and extended dining/living area, perfect for family living and entertaining.

To the first floor, there are three good-sized bedrooms and a family bathroom. Externally, the property benefits from gardens to the front and rear, a driveway, and a garage.

Ideal for a variety of buyers, this home is beautifully presented throughout and represents a rare opportunity to acquire a stunning family home in a convenient and sought-after location.

Hallway

Welcoming and bright, the hallway offers a practical start to the home with fitted storage cupboards and a cloakroom WC, finished with a neutral palette enhancing the light from the front entrance door and window.

Lounge

The spacious lounge features a bay window that fills the room with natural light. A traditional fireplace adds a charming focal point, with space arranged for comfortable seating as well as a view through to the dining room beyond.

Kitchen/Breakfast Room/Dining Room

20'3" x 12'4" max (6.17m x 3.77m max)

The dining kitchen is a bright, contemporary space designed for both cooking and casual dining. It features a central island with seating for two, stylish white wall and base units, wood-effect surfaces, and modern appliances including a freestanding cooker. Skylights and large windows to the garden bring in plenty of daylight, while an open layout connects seamlessly to the dining room, which benefits from French doors leading out to the garden patio.

Landing

The landing provides access to three bedrooms and the family bathroom with a window that allows natural light to filter through the space.

Bedroom

11'5" max x 13'9" (3.47m max x 4.20m)

This inviting bedroom features a large window that fills the room with natural light and a wall of built-in wardrobes providing excellent storage.

Bedroom 2

11'5" max x 11'4" (3.47m max x 3.46m)

A bright and airy bedroom with a generous window looking out to the garden, this room benefits from ample space for furnishings and a built-in wardrobe for storage.

Bedroom 3

8'0" x 10'7" (2.44m x 3.22m)

A smaller bedroom offering versatile space with a large window. This room is ideal for use as a child's bedroom, guest room, or a home office.

Bathroom

8'0" x 5'10" (2.44m x 1.78m)

The family bathroom is fully tiled in and fitted with a white suite including a bath with a rainfall shower, a modern vanity unit with wash basin, and a heated towel rail. A frosted window provides natural light and privacy.

Rear Garden

The rear garden has paved and decked seating areas ideal for outdoor entertaining and relaxing, with mature shrubs and fencing providing privacy. A garage is located at the rear of the garden with side access via a paved driveway and gate.

Garage & Parking

18'2" x 10'7" (5.53m x 3.22m)

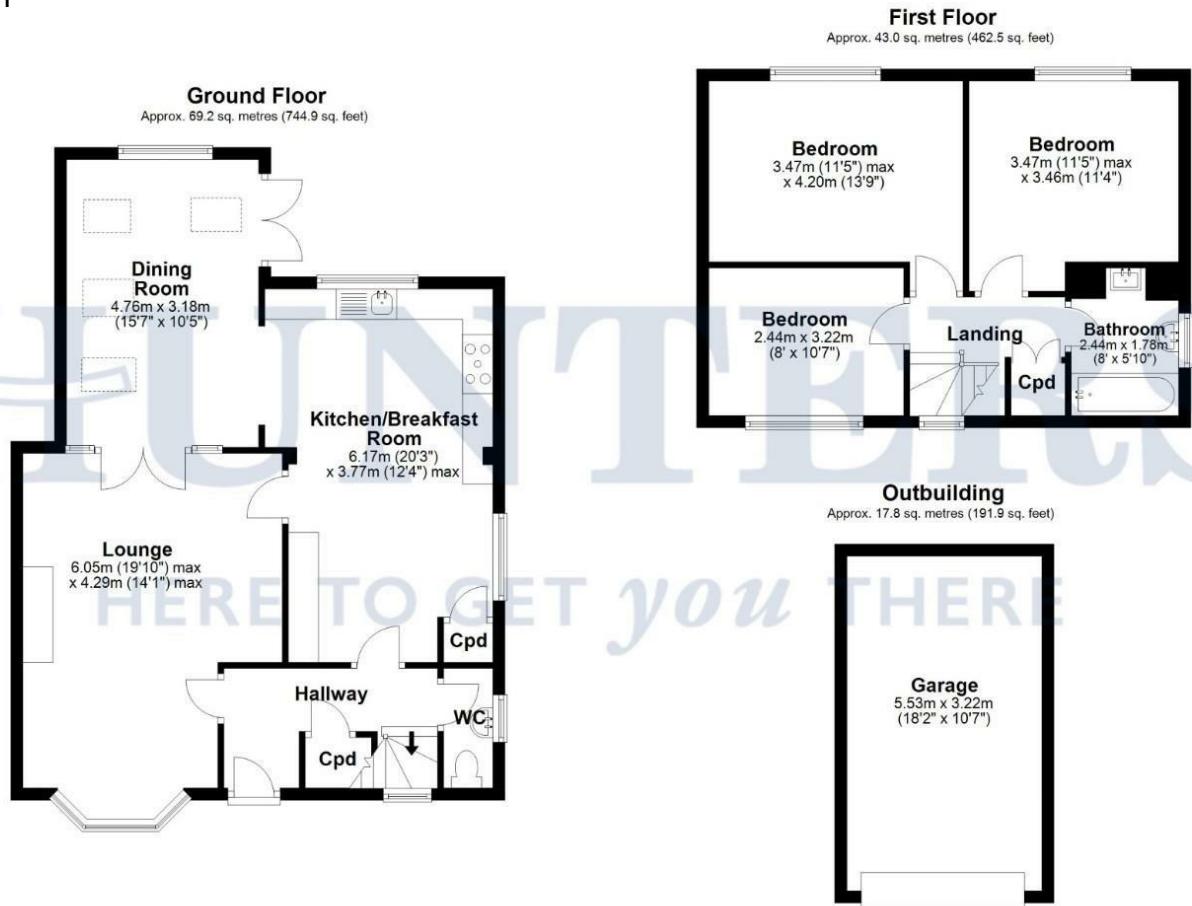
The garage offers secure parking and storage space, accessed from the rear garden and via a side driveway.

Material Information - Littleborough

Tenure Type; FREEHOLD

Council Tax Banding; ROCHDALE COUNCIL
BAND C

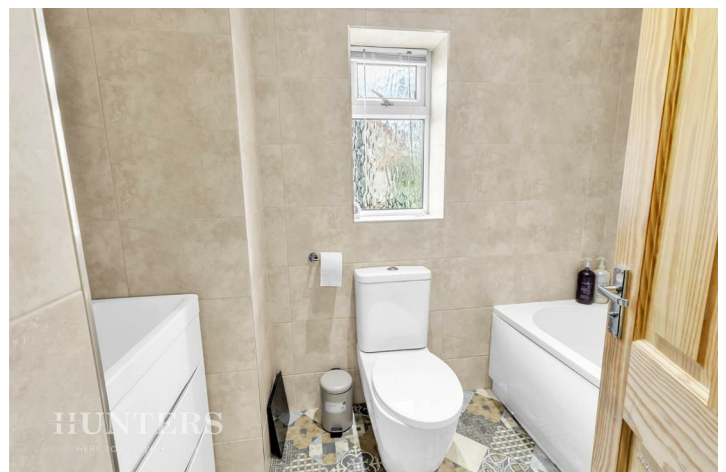
Floorplan



Total area: approx. 130.0 sq. metres (1399.3 sq. feet)

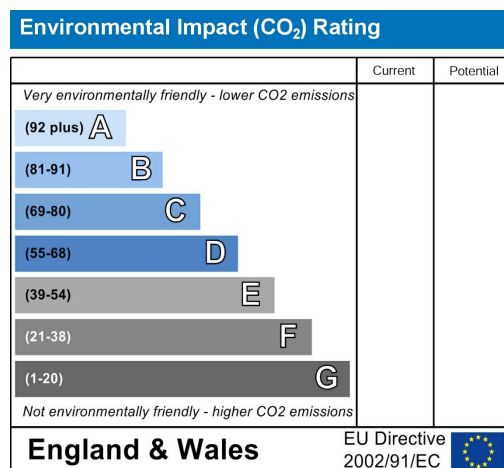
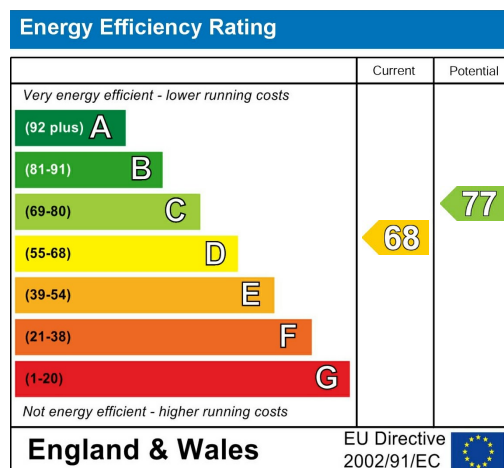
Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own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







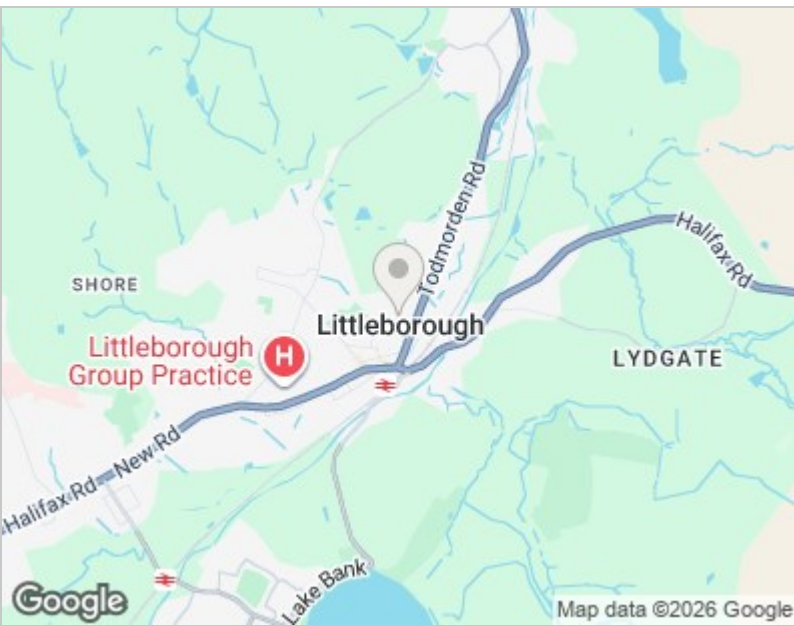
Energy Efficiency Graph



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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