

# HUNTERS®

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## Whalley Avenue

Littleborough, OL15 9HS

£240,000



- THREE BEDROOMS
- UTILITY ROOM AND DOWNSTAIRS WC
- CLOSE TO LITTLEBOROUGH VILLAGE AND LOCAL PRIMARY SCHOOL
- GARDEN TO REAR
- EPC RATING C

- SEMI-DETACHED FAMILY HOME
- CONSERVATORY
- DRIVEWAY PARKING FOR TWO CARS
- COUNCIL TAX BAND B
- FREEHOLD

Tel: 01706 390 500

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Hunters Estate Agents are delighted to present to the market this three-bedroom semi-detached family home, ideally situated in a popular residential location just a short walk from the village centre and within easy reach of the local primary school.

The accommodation comprises an inviting entrance hall, a spacious lounge, and a bright breakfast kitchen with access to a practical utility room/downstairs WC. A standout feature of the home is the conservatory with a thermal roof, providing a comfortable year-round living space overlooking the garden. Upstairs offers three well-proportioned bedrooms and a modern family bathroom.

Outside, you'll find an enclosed rear garden—perfect for children, pets, or outdoor entertaining—along with off-road parking for two cars at the front.

This is an excellent opportunity to secure a lovely family home in a sought-after area. Early viewing is highly recommended.

### Hall

11'9" x 6'4" (3.59m x 1.92m)

This welcoming entrance hall features a fresh and airy atmosphere with stairs leading to the first floor and access to both the lounge and kitchen.

### Lounge

11'9" x 13'7" (3.59m x 4.14m)

A generous size lounge with a window to the front elevation and helving on either side of the chimney breast adding practical display and storage space.

### Kitchen/Breakfast Room

9'10" x 20'3" max (3.00m x 6.17m max)

A modern kitchen, fitted with a range of wall and base units, stainless steel sink, a built-in oven, and a breakfast bar with seating for casual dining. The tiled floor adds durability and ease of maintenance, while a window and a door lead to the conservatory, creating a pleasant flow.

### Conservatory

11'10" x 12' (3.60m x 3.67m)

A spacious conservatory with windows providing views of the garden and allowing plenty of light to flood in. Opening directly from the kitchen, making it perfect for enjoying the outdoors all year round.

### Utility / WC

4'7" x 6'4" (1.40m x 1.92m)

The utility/WC offers a useful combination of a cloakroom with low level WC and wash hand basin, alongside space and plumbing for laundry appliances.

### Bedroom

11'8" x 10'2" (3.54m x 3.10m)

The master bedroom is a bright and spacious room, fitted with built-in wardrobes and storage units along one wall, giving plenty of space to keep the room tidy and uncluttered. Natural light

filters through a large window dressed with dark curtains, and the room is decorated in soft neutral shades, creating a calm and restful atmosphere.

### Bedroom 2

10' x 10'2" (3.04m x 3.10m)

This well-proportioned bedroom enjoys a generous amount of light through a window with a view and is fitted with built-in wardrobes and storage units along one wall. The room is painted in soft pastel tones, providing a welcoming and comfortable space suitable for rest or study.

### Bedroom 3

8'11" x 9'9" (2.72m x 2.97m)

This bedroom is a cosy and practical room with natural light coming through the window. It is decorated with playful wall colours and has sufficient space for furnishings, making it well suited for a child's bedroom or guest room.

### Bathroom

6'7" x 9'9" (2.00m x 2.97m)

The family bathroom is finished with modern, clean white wall panels and wood-effect flooring. It includes a bath and a wash basin with a vanity unit beneath, plus a toilet. Two windows provide natural light and ventilation, creating a fresh and airy feel.

### Rear Garden

The rear garden features a paved patio area with a circular paved feature that offers ample space for outdoor seating. A raised timber decking area provides additional space for relaxing or dining outdoors. There is also a large shed for storage, all enclosed within fenced boundaries, creating a private and manageable garden space.

### Material Information - Littleborough

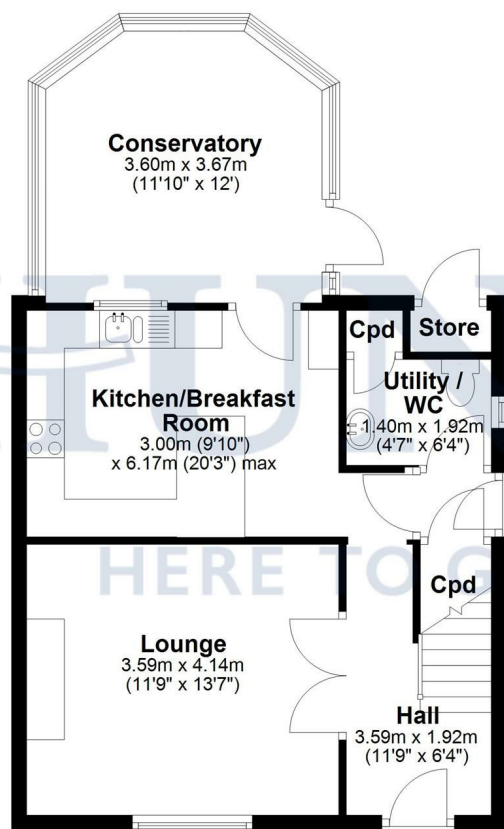
Tenure Type; FREEHOLD

Council Tax Banding; ROCHDALE COUNCIL  
BAND B

# Floorplan

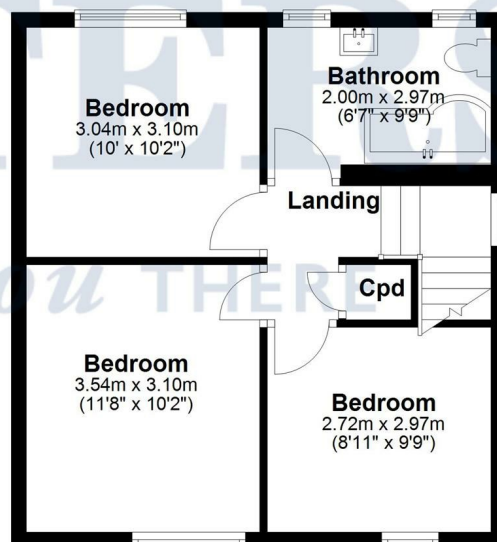
## Ground Floor

Approx. 54.0 sq. metres (581.2 sq. feet)



## First Floor

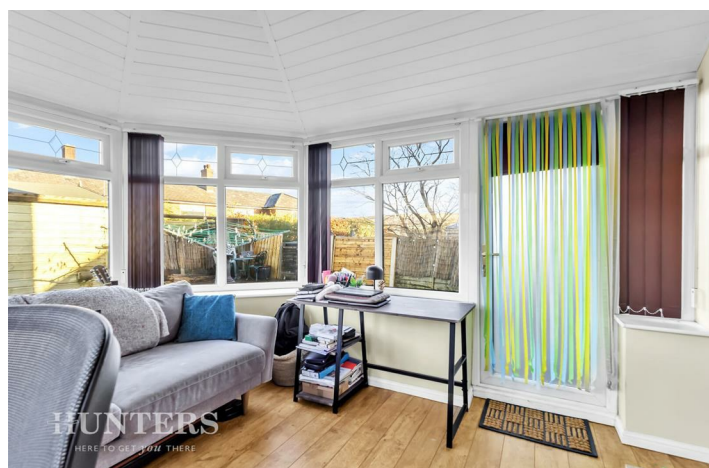
Approx. 41.2 sq. metres (443.8 sq. feet)



Total area: approx. 95.2 sq. metres (1025.0 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.

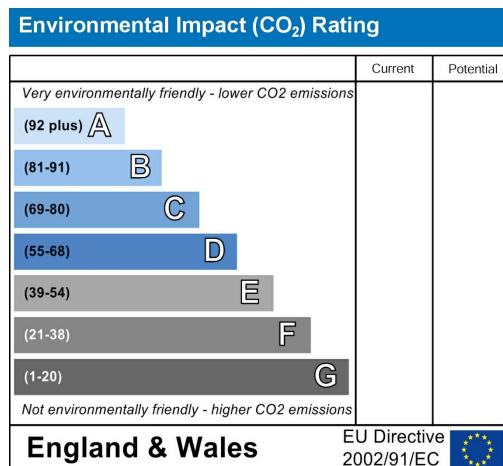
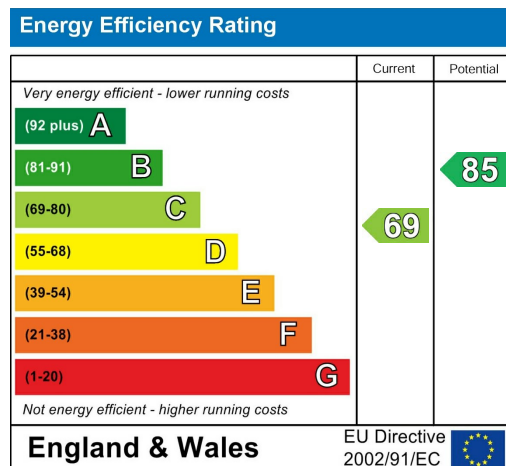






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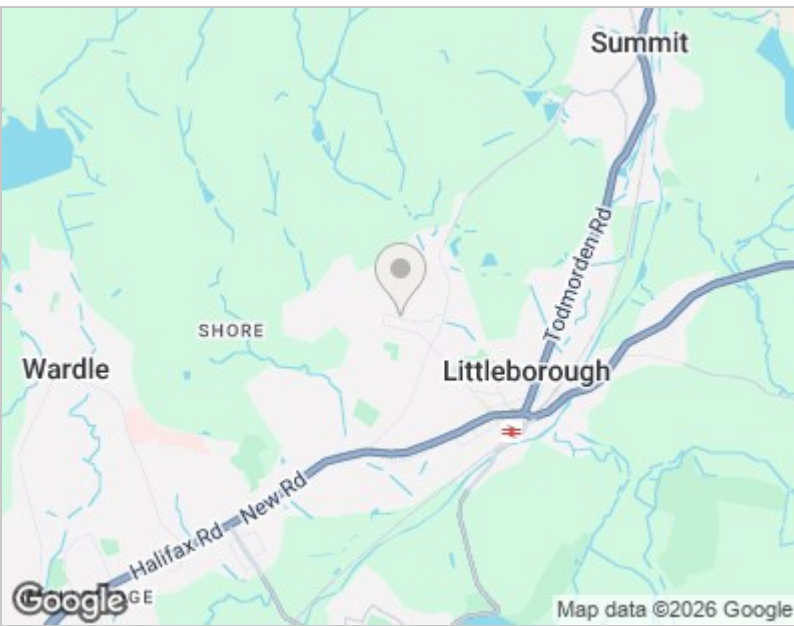
## Energy Efficiency Graph



## 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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