

# HUNTERS®

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## Petts Crescent

Littleborough, OL15 8ED

£249,950



- SEMI DETACHED FAMILY HOME
- OPEN PLAN DINING KITCHEN
- GARDEN TO SIDE AND REAR
- COUNCIL TAX BAND B
- LEASEHOLD
- THREE BEDROOMS
- LOCATED ON A QUIET CUL DE SAC, A SHORT DISTANCE FROM LITTLEBOROUGH VILLAGE
- DRIVEWAY PARKING TO THE FRONT
- EPC RATING C

Tel: 01706 390 500

# Petts Crescent

Littleborough, OL15 8ED

£249,950



Hunters Estate Agents are delighted to offer to the market this well-presented three-bedroom semi-detached home.

Tucked away on a quiet cul-de-sac in a sought-after residential area of Littleborough, this property is conveniently within walking distance of the village's many local shops, cafes, restaurants, schools, and the mainline train station with connections to Leeds and Manchester.

Ideal for buyers looking for a home they can move into and enjoy straight away, the property boasts a south-facing garden to the side and rear, a driveway to the front with an electric car charger, and a side entrance porch. Inside, there is a kitchen diner, lounge, three bedrooms, and a family bathroom – all light, bright, and airy. The home is gas centrally heated and double glazed throughout, offering comfort and energy efficiency.

A viewing is highly recommended to fully appreciate all that this charming home has to offer.

### Porch

7'11" x 5'7" (2.40m x 1.70m)

This welcoming entrance porch offers a practical space to welcome guests and store outerwear, with a window providing natural light. It leads directly into the lounge, setting an inviting tone for the home.

### Lounge

11'3" x 16'11" (3.42m x 5.15m)

The lounge is a bright and comfortable living area, featuring two front-facing windows that flood the room with natural light. Neutral walls and wood flooring create a warm and versatile space perfect for relaxing or entertaining. The staircase with a glass balustrade adds a modern touch and leads to the first floor.

### Kitchen/Dining Room

9'10" x 16'11" (2.99m x 5.15m)

This kitchen/dining room blends contemporary style with practicality. It is fitted with a range white wall and base units, complemented by tiled flooring, as well as a range of integrated appliances including fridge, freezer, dishwasher, oven and hob with overhead extractor fan. Two windows provide a pleasant outlook and plenty of daylight. With space for a large dining table making it ideal for family meals or casual dining.

### Bedroom 1

12'10" x 10'10" (3.90m x 3.30m)

A generous double bedroom located to the front of the property with ample space for additional storage.

### Bedroom 2

8'3" x 10'10" (2.51m x 3.30m)

A further double bedroom, neutrally decorated with a window to the rear elevation.

### Bedroom 3

8'9" x 6'10" (2.67m x 2.09m)

A smaller bedroom with a front-facing window, providing a cosy space ideal for a nursery or child's room.

### Shower Room

5'8" x 8'4" (1.73m x 2.55m)

The shower room is a modern and stylish space, fully tiled with light modern tiles. It features a walk-in shower with black-framed glass, a white pedestal sink, and a low level WC. A frosted window offers privacy while allowing natural light.

### Rear Garden

The rear garden is a private and well-maintained outdoor space. It includes a paved patio area ideal for outdoor dining and entertaining, a section of artificial lawn for easy maintenance, and a fenced boundary for security. A timber shed provides useful storage, while a gated area adds an additional enclosed space, perfect for pets or children to play safely.

### Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 847

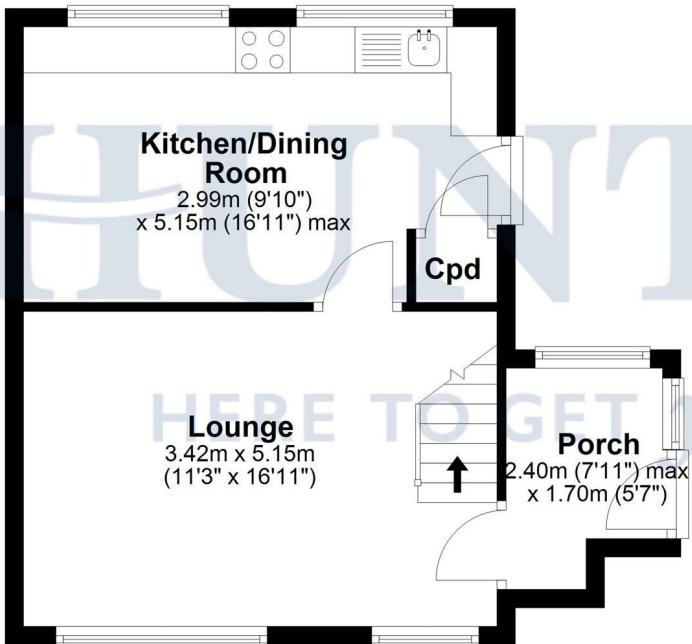
Leasehold Ground Rent Amount: £14.00

Council Tax Banding; ROCHDALE COUNCIL  
BAND B

## Floorplan

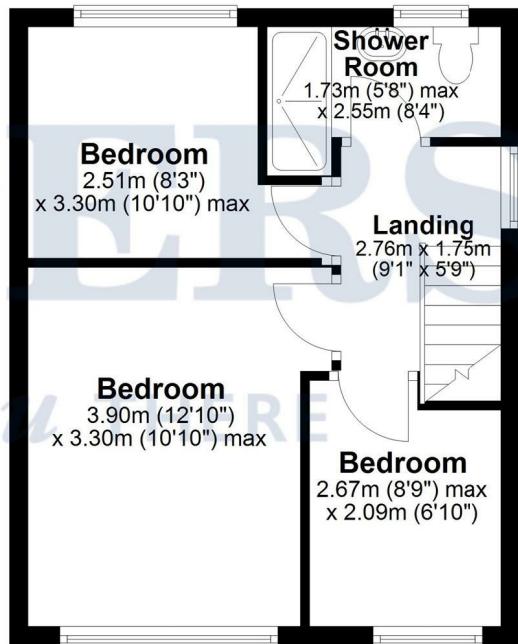
### Ground Floor

Approx. 37.4 sq. metres (402.5 sq. feet)



### First Floor

Approx. 33.6 sq. metres (361.7 sq. feet)



**Total area: approx. 71.0 sq. metres (764.2 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

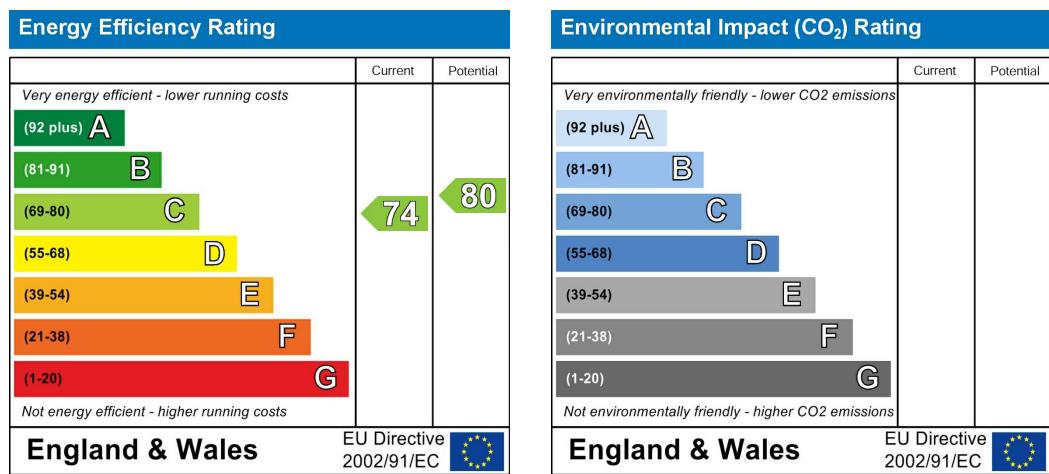
Plan produced using PlanUp.





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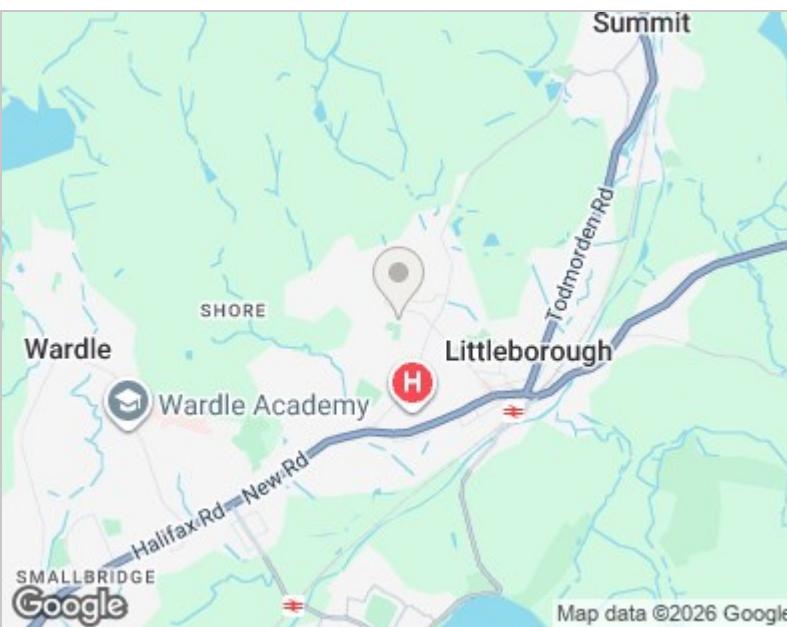
## Energy Efficiency Graph



## 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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