

HUNTERS[®]

HERE TO GET *you* THERE



Springfield Avenue

Littleborough, OL15 9JR

Offers In Excess Of £250,000



- DECEPTIVELY SPACIOUS FAMILY HOME
- SPACIOUS LOUNGE DINING ROOM
- OFF-ROAD PARKING TO FRONT
- COUNCIL TAX BAND A
- LEASEHOLD

- THREE GOOD-SIZED BEDROOMS
- STUNNING LANDSCAPED REAR GARDEN
- SOUGHT-AFTER LITTLEBOROUGH LOCATION
- EPC RATING TBC

Tel: 01706 390 500

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A wonderful opportunity has come to the market to purchase this deceptively spacious and beautifully presented family home. Boasting three good-sized bedrooms, generous living accommodation, and a truly stunning landscaped garden, this property is ideal for families seeking both space and convenience.

Situated within a sought-after residential area, the home enjoys easy access to the many local amenities available in Littleborough Village, including well-regarded schools, shops, cafés, and excellent transport links, with the main line train station providing direct access to Manchester and Leeds city centres.

The accommodation briefly comprises an entrance hall, downstairs WC, spacious lounge dining room, kitchen, utility/pantry, three well-proportioned bedrooms, family bathroom, and separate WC.

Externally, the property benefits from off-road parking to the front alongside a well-stocked garden, with potential to create additional parking if required. To the rear is a beautifully maintained landscaped garden, offering a fantastic outdoor space to relax and enjoy.

Early viewing is highly recommended to fully appreciate the space and presentation on offer.

Entrance hallway

10'5" x 6'7" (3.18m x 2.00m)

A welcoming entrance hall creating an inviting space to the home, with a staircase leading to the first floor.

Lounge

11'10" x 15' (3.61m x 4.58m)

A spacious and inviting lounge area that flows seamlessly into the dining space, creating a generous open-plan feel. The lounge boasts a feature wall with a modern inset fireplace. Large windows allow natural light to flood the room and the adjoining dining area comfortably accommodates space for a large dining room table, making it perfect for family meals or entertaining guests.

Kitchen

15'6" max x 7'5" (4.72m max x 2.26m)

A contemporary kitchen featuring a range of wall and base units and tiled splashbacks for a fresh and clean finish. The counters provide ample workspace and large windows over the sink offer pleasant views of the garden and flood the room with natural light. The wood-effect flooring lends warmth to the space, while integrated appliances and a practical layout make this kitchen both functional and inviting.

Utility/ Pantry

A useful and practical space comprising of plumbing for a washing machine and useful additional storage space.

WC

A handy ground-floor WC, featuring patterned floor tiles and a frosted window that ensures privacy while allowing natural light to enter.

Landing

10'5" x 6'7" (3.18m x 2.02m)

Bright and spacious landing area on the first floor with high ceilings, creating an airy and welcoming atmosphere. The space provides access to all bedrooms, bathroom, and an additional WC, with a window filling the area with natural light.

Bedroom 1

11'10" x 14'2" (3.61m x 4.32m)

A spacious double bedroom featuring built-in

wardrobes with decorative panelled doors and a charming dressing table area. A large window overlooks the front of the property, flooding the room with natural light.

Bedroom 2

11'10" x 8'3" (3.61m x 2.52m)

A comfortable double bedroom, with a large window offering plenty of natural light.

Bedroom 3

10'5" x 11'2" (3.18m x 3.40m)

A third double bedroom featuring a large window that allows natural light to fill the room.

Bathroom

7'2" x 4'4" (2.18m x 1.33m)

The bathroom is fitted with a white bath and pedestal sink, set against walls with stone-effect tiles that add warmth and texture. A frosted window ensures privacy while allowing light to enter, and the flooring complements the natural tones of the tiling for a clean and fresh look.

WC

A separate first-floor WC, featuring a low level WC and a frosted window that provides privacy and light.

Rear Garden

A well-maintained rear garden with a neatly trimmed lawn bordered by mature hedges, offering a private and peaceful outdoor space. There is a raised patio area ideal for seating, and the garden extends to a charming decorative section with ornamental features and mature shrubs, providing a lovely blend of greenery and garden interest.

Parking

To the front offers private off road parking with the potential for to create additional parking if required.

Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 946

Leasehold Annual Ground Rent Amount £2.00

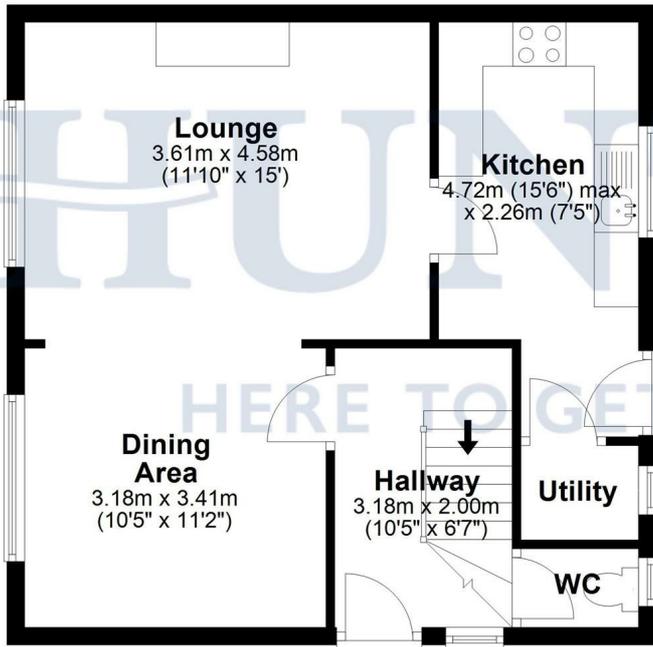
Council Tax Banding; ROCHDALE COUNCIL BAND

A

Floorplan

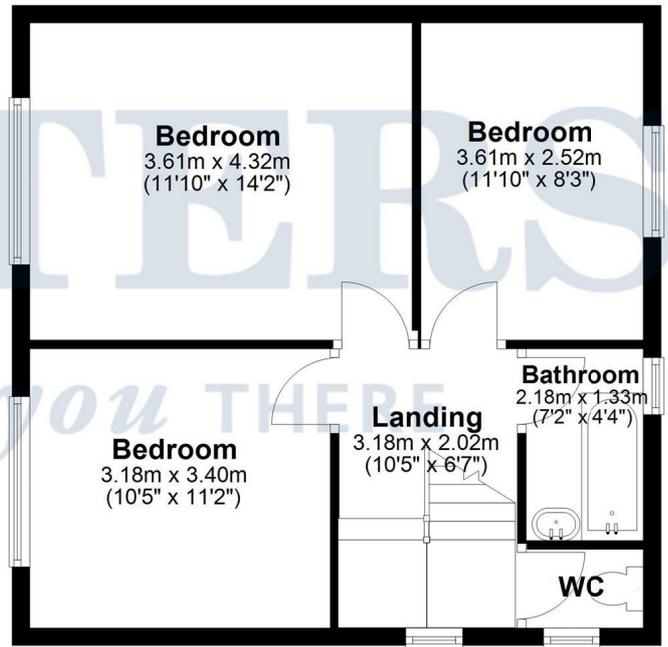
Ground Floor

Approx. 47.8 sq. metres (514.8 sq. feet)



First Floor

Approx. 47.8 sq. metres (514.8 sq. feet)

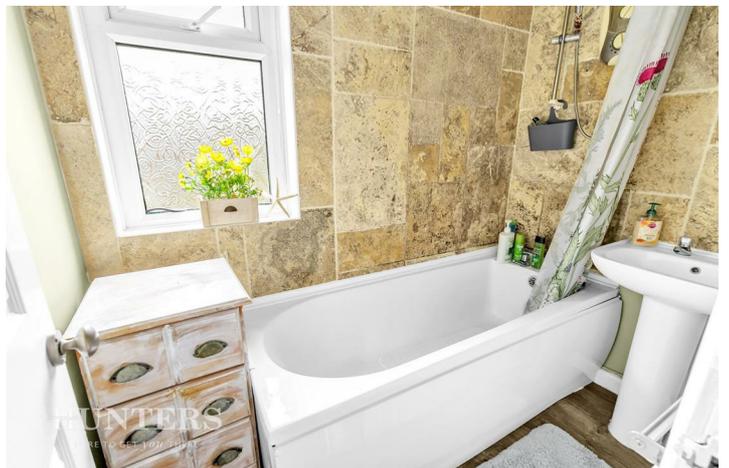


Total area: approx. 95.7 sq. metres (1029.7 sq. feet)

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.

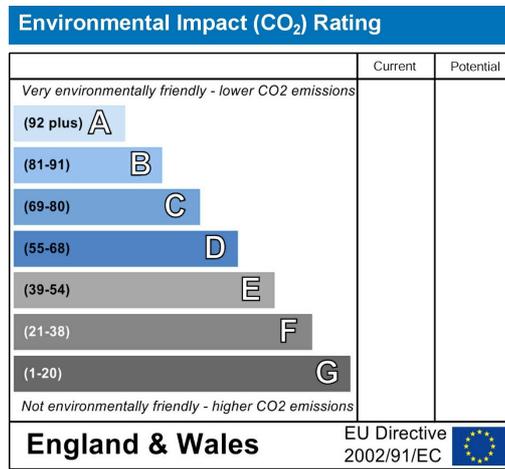
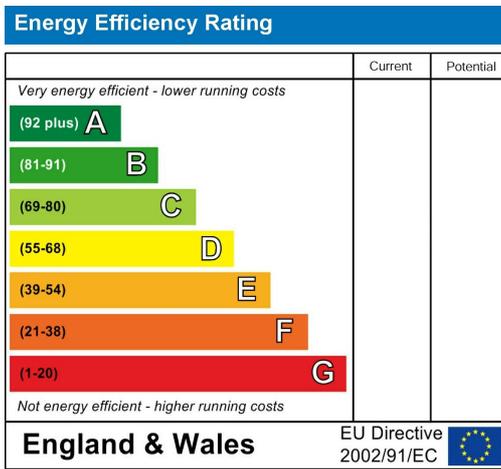
Created by EveryCloud Photography on behalf of Hunters Littleborough
Plan produced using PlanUp.







Energy Efficiency Graph

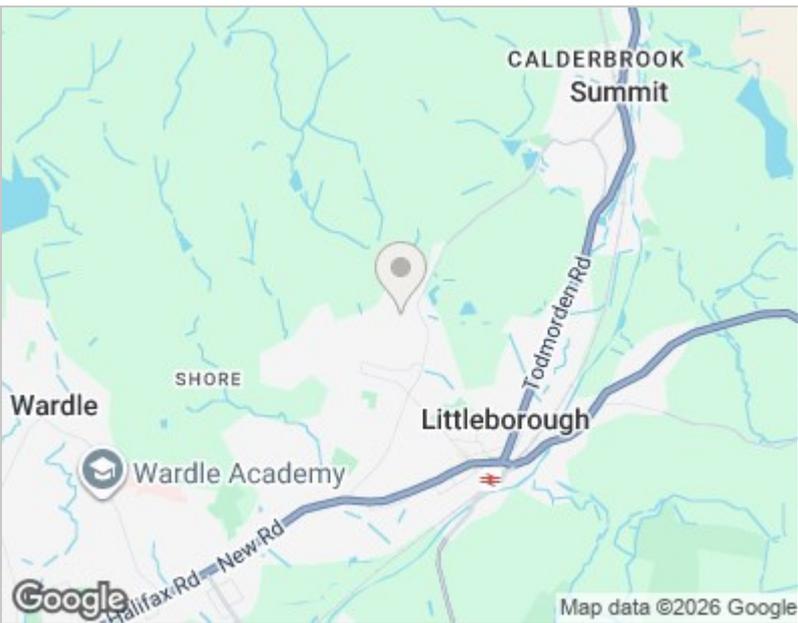


Viewing

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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