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Chelburn View

Littleborough, OL15 9QQ

Offers Over £250,000

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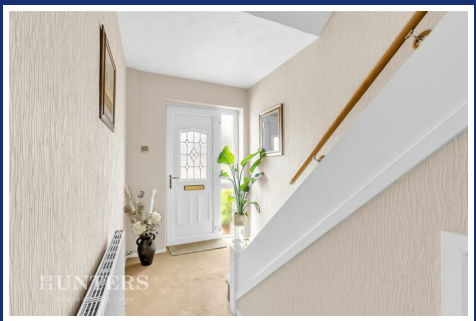
- EXTENDED THREE BEDROOM SEMI-DETACHED HOME
- SOUGHT-AFTER SEMI-RURAL LOCATION
- CLOSE TO COUNTRYSIDE WALKS, PRIMARY SCHOOL & BUS ROUTES
- LEASEHOLD
- COUNCIL TAX BAND B
- SPACIOUS OPEN PLAN KITCHEN, DINING & SITTING ROOM
- BEAUTIFUL GARDENS WITH DRIVEWAY PARKING
- IDEAL FAMILY HOME OR FIRST-TIME BUYER PURCHASE
- EPC RATING D

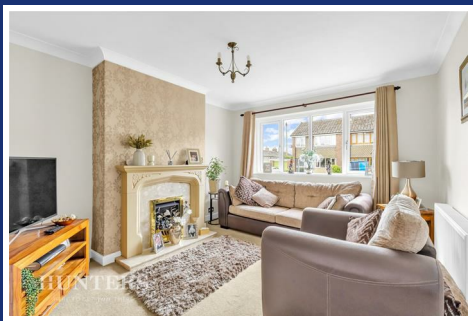
Tel: 01706 390 500

Chelburn View

Littleborough, OL15 9QQ

Offers Over £250,000







Situated in a highly sought-after location, this EXTENDED three-bedroom semi-detached home offers spacious and versatile accommodation, making it an ideal purchase for families, first-time buyers and those looking to enjoy a peaceful setting whilst remaining conveniently close to local amenities.

Surrounded by beautiful countryside and scenic walking routes, the property enjoys a quiet position with a well-regarded local primary school nearby and excellent bus links within walking distance providing easy access to Littleborough centre and beyond.

The accommodation comprises a welcoming entrance hall, comfortable lounge, and an extended open-plan kitchen, dining and sitting room which creates a fantastic hub for modern family living and entertaining. There is also a useful utility room and access to the attached single garage. To the first floor are three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a driveway providing off-road parking, together with beautifully maintained gardens to both the front and rear, offering excellent outdoor space for relaxing and enjoying the surroundings.

Properties in locations such as this are always in high demand, combining generous living accommodation with a wonderful semi-rural setting and excellent convenience. Early viewing is highly recommended.

Call now to arrange your viewing.

Hallway
A welcoming hallway greets you as you enter, featuring staircase leading to the first floor and access to both the lounge and kitchen diner.

Lounge
13'7" x 11'6" (4.13m x 3.51m)
The lounge is a cosy and inviting space, boasting a large window that fills the room with natural light. A feature fireplace with a decorative surround forms a focal point and there is ample space for seating and furnishings.

Kitchen Diner
8'10" x 17'10" (2.70m x 5.43m)
This bright and functional kitchen diner features a modern layout with white cabinetry and wood-effect work surfaces. The kitchen area is equipped with integrated appliances including a gas hob and oven, and enjoys a pleasant outlook through the arch. The open-plan dining area is adjacent, comfortably accommodating a dining table with natural light streaming in from the sitting room beyond.

Sitting Room
7' x 14'11" (2.13m x 4.54m)
The sitting room is a charming extension of the kitchen diner, providing a relaxing space with large windows that offer views over the garden.

Utility Room
7' x 8'9" (2.13m x 2.68m)
The utility room offers practical space for laundry and storage, fitted with base units and work surfaces. It has a door leading outside, tiled flooring, and a window that lets in natural light.

Landing
6'10" x 6'7" (2.08m x 2.00m)
The landing at the top of the stairs provides access to all three bedrooms and the bathroom.

Bedroom
11'10" x 10'11" (3.61m x 3.33m)
The main bedroom is a spacious and tranquil room featuring a large window with views over the front garden. It offers ample natural light and offers space for a range of bedroom furniture.

Bedroom 2
9'6" x 10'11" (2.89m x 3.33m)
A second double bedroom with a large window overlooking the rear garden with ample space for bedroom furniture.

Bedroom 3
8'8" x 6'7" (2.63m x 2.00m)
The third bedroom is a smaller space, ideal for use as a nursery, guest room or study with a window to the front elevation.

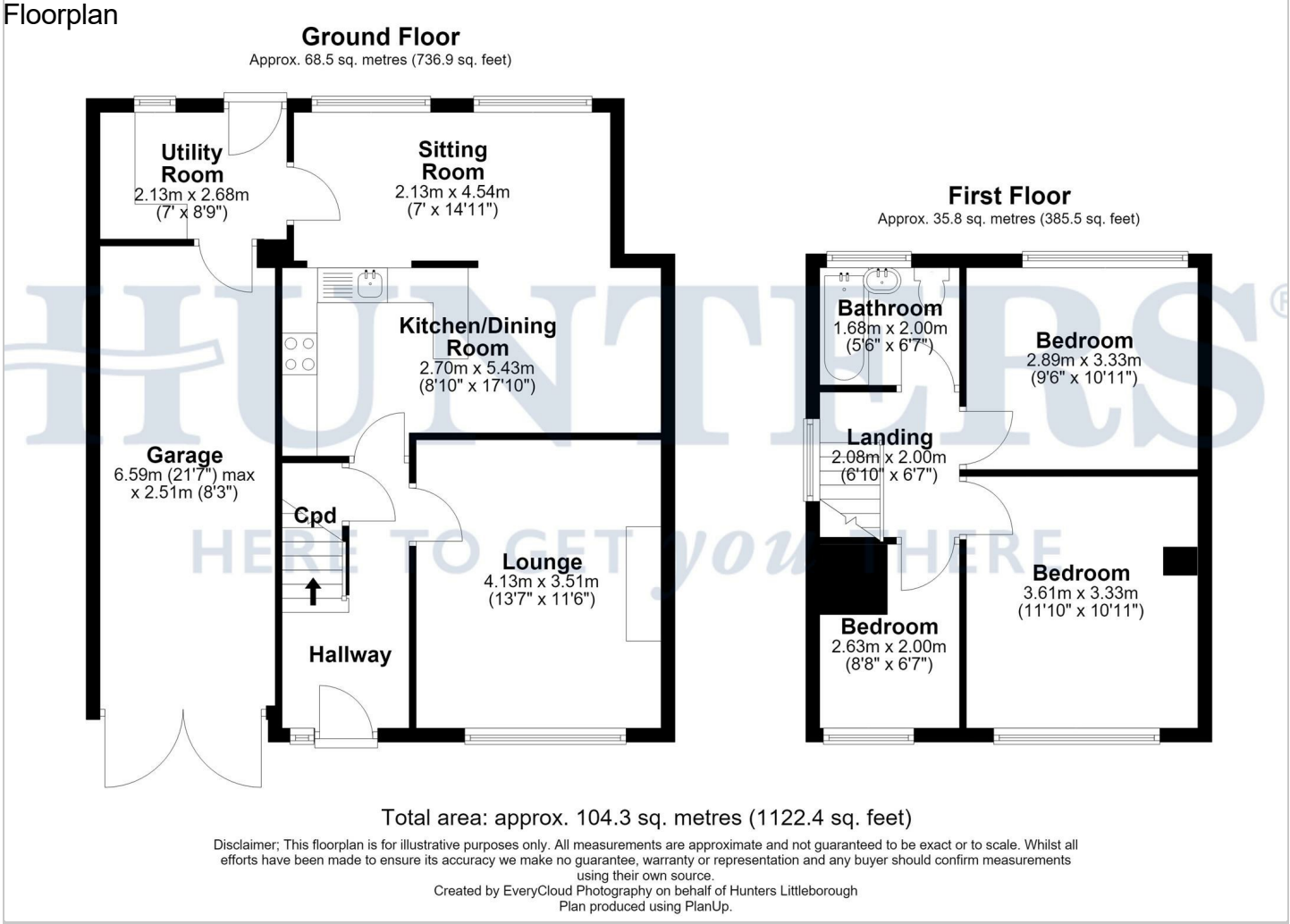
Bathroom
5'6" x 6'7" (1.68m x 2.00m)
The bathroom is fitted with a white suite including a bath with shower, pedestal basin and low level WC. It features tiled walls and wood-effect flooring, with a window providing natural light and ventilation.

Rear Garden
The rear garden is a delightful outdoor space with a neatly paved patio area leading onto a well-maintained lawn bordered by mature hedging and colourful flowerbeds. Raised flower beds offer gardening opportunities, while the garden enjoys privacy and a peaceful outlook towards neighbouring countryside.

Garage and Parking
The front exterior features a block-paved driveway providing ample off-road parking, bordered by a low-maintenance garden. The attached garage offers secure parking or storage.

Material Information - Littleborough
Tenure Type; LEASEHOLD
Leasehold Years remaining on lease; 942
Leasehold Ground Rent Amount: £12.50
Council Tax Banding; ROCHDALE COUNCIL BAND B

Floorplan



Total area: approx. 104.3 sq. metres (1122.4 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.

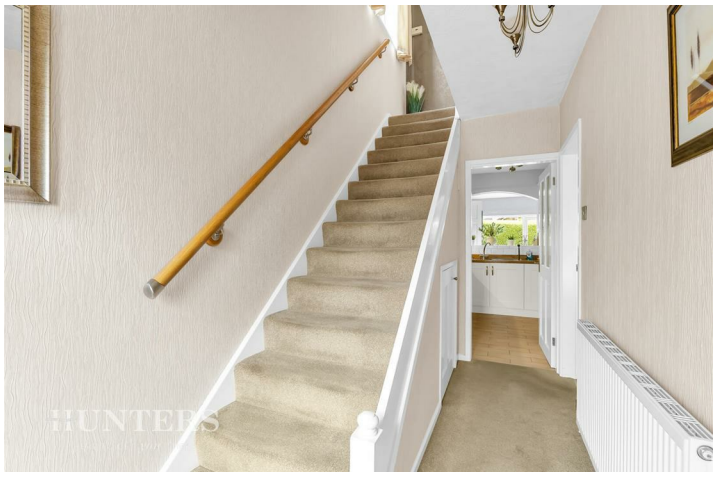


















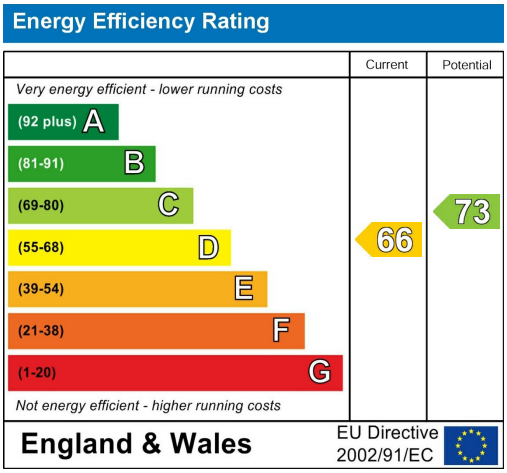


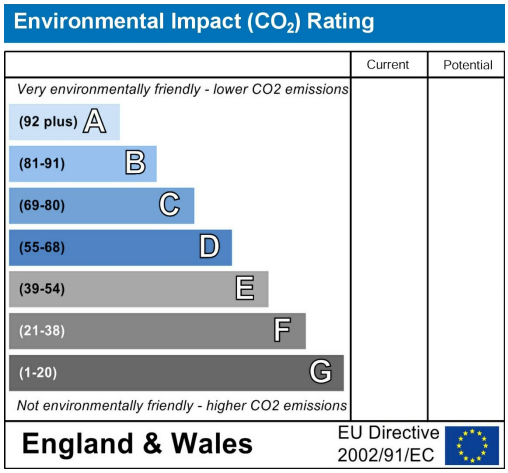






Energy Efficiency Graph





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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