

HUNTERS[®]

HERE TO GET *you* THERE



Laburnum Way

Littleborough, OL15 8RL

£270,000



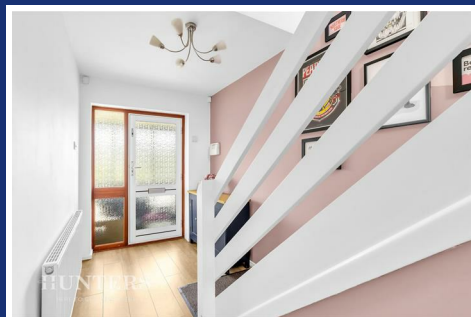
- BEAUTIFULLY PRESENTED SEMI-DETACHED HOME
- SPACIOUS THROUGH LOUNGE DINER
- DOUBLE DRIVEWAY & SINGLE GARAGE
- COUNCIL TAX BAND C
- EPC RATING C
- SOUGHT-AFTER LITTLEBOROUGH LOCATION
- FITTED KITCHEN WITH INTEGRAL APPLIANCES
- ATTRACTIVE FRONT & REAR GARDENS
- FREEHOLD

Tel: 01706 390 500

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£270,000



Hunters Estate Agents are delighted to offer to the market this beautifully presented and well-maintained semi-detached property, situated within one of Littleborough's most sought-after residential areas. Boasting a lovely outlook to the front, the property is light and bright throughout and would make a fantastic home.

Internally, the accommodation briefly comprises an entrance porch, hallway, spacious through lounge diner, fitted kitchen with a range of integral appliances, three bedrooms, and a family bathroom. The property further benefits from gas central heating and double glazing throughout.

Externally, there is a double driveway to the front providing ample off-road parking, leading to a single garage. The well-maintained front and rear gardens offer attractive outdoor space to enjoy.

A viewing is highly recommended to fully appreciate both the property and its desirable location, which provides convenient access to the excellent amenities Littleborough has to offer, including schools, shops, supermarkets, and transport links, with mainline railway stations at Smithy Bridge and Littleborough nearby.

Call now to arrange a viewing.

Porch

This welcoming porch features large windows that flood the space with natural light while maintaining privacy with frosted lower panels. It provides a practical and bright entrance area to the home.

Hall

The entrance hall is bright and inviting, with a staircase leading to the first floor and access to the lounge and kitchen.

Lounge and Dining Area

11'8" x 11'8" (Lounge) 10'9" x 8'7" (Dining Area)
(3.56m x 3.57m (Lounge) 3.27m x 2.63m (Dining Area))

A spacious lounge and dining area extends toward the rear of the house with natural light pouring in through the large front and rear windows. The lounge area features a focal fireplace while the dining area enjoys direct access to the garden through patio doors, making it perfect for entertaining or relaxed family meals.

Kitchen

10'9" x 9'2" (3.27m x 2.79m)

The kitchen is a practical and well-equipped space featuring a range of wall and base units with ample storage and worktop space. Fitted with a range of integrated appliances including fridge freezer, dishwasher, oven and hob. A large window over the sink offers views across the garden, bringing in plenty of natural light.

Landing

9'10" x 6'7" (3.01m x 2.00m)

The landing on the first floor connects three bedrooms and the bathroom, featuring a simple and bright space with neutral tones and natural light from a window to the side of the house. There is also a convenient storage cupboard.

Bedroom 1

10'9" x 9'11" (3.29m x 3.03m)

A spacious double bedroom benefits from a

large window looks out to the front garden and beyond, filling the room with light and offering pleasant views. This room offers ample space for bedroom furniture.

Bedroom 2

11'7" x 9'11" (3.54m x 3.03m)

A further double bedroom with a large window to the rear, enjoying views of the garden.

Bedroom 3

6'8" x 7'10" (2.03m x 2.39m)

A smaller bedroom, with a window to the front, offering a cosy and practical space, well-suited for a child's room or study.

Bathroom

5'6" x 7'10" (1.69m x 2.39m)

The bathroom is tastefully designed with light-coloured tiling and wood effect flooring. It features a modern white suite including a bath with a shower over, a toilet, and a vanity unit beneath the basin. A frosted window provides privacy.

Rear Garden

The rear garden is a tiered outdoor space offering a delightful combination of patio and lawn areas. Steps lead up to the upper tier, which is bordered by mature hedges and fencing, providing a private and pleasant environment for relaxing or entertaining.

Garage and Parking

16'5" x 9'0" (5.00m x 2.75m)

The garage is attached to the side of the house, providing secure off-road parking with easy access from the driveway.

Material Information - Littleborough

Tenure Type; FREEHOLD

Council Tax Banding; ROCHDALE COUNCIL BAND C

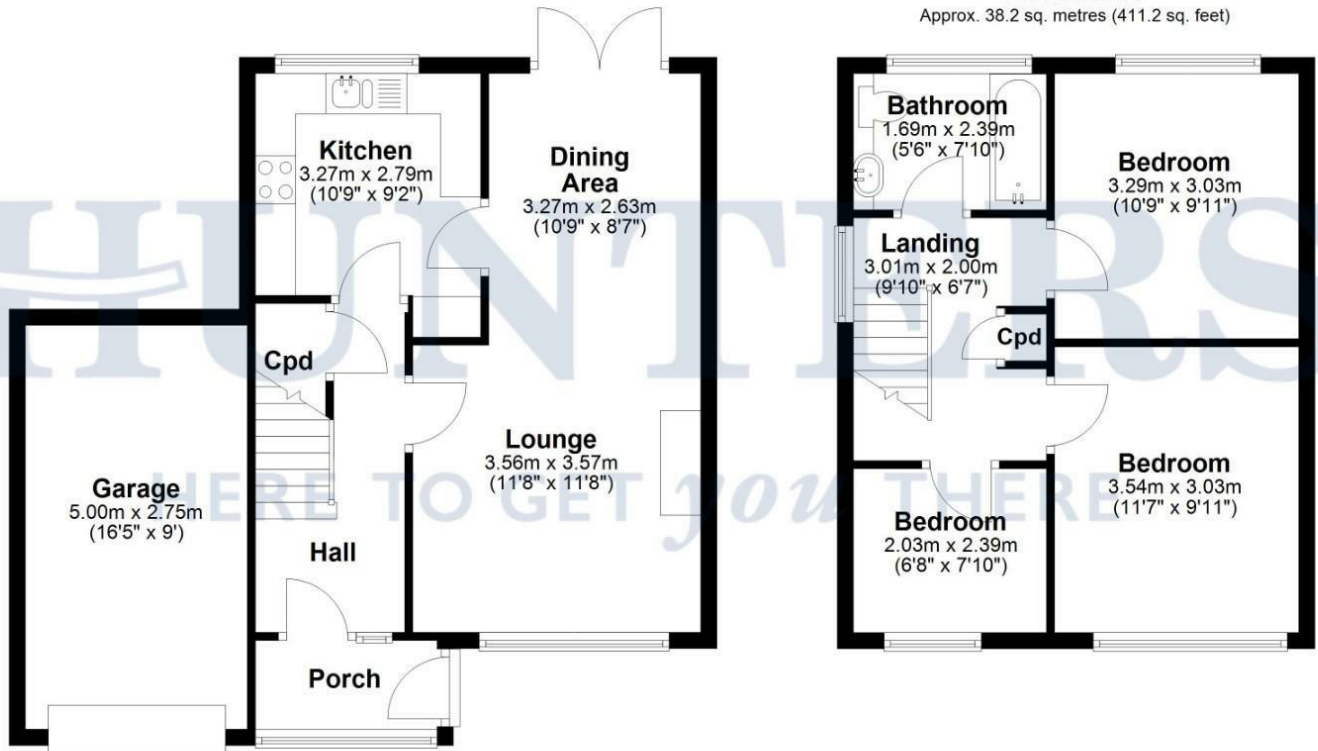
Floorplan

Ground Floor

Approx. 55.2 sq. metres (593.8 sq. feet)

First Floor

Approx. 38.2 sq. metres (411.2 sq. feet)

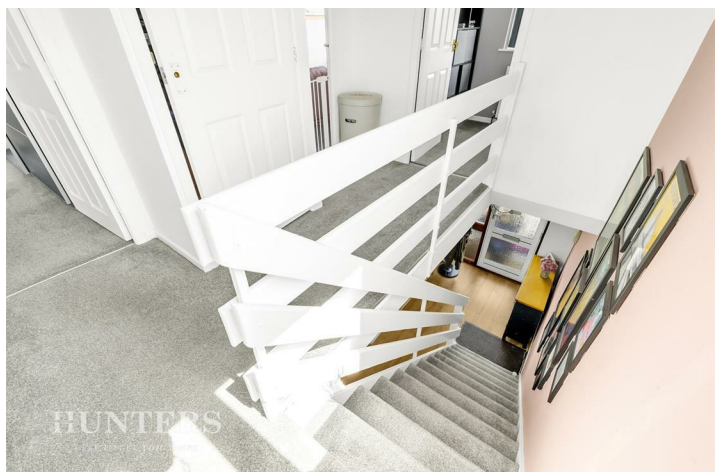
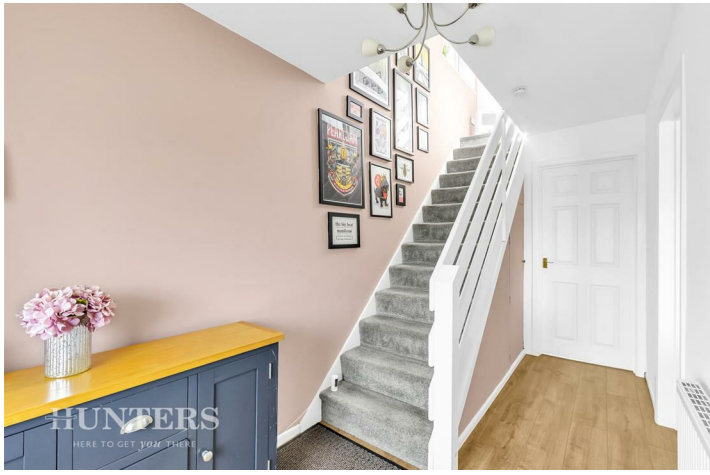


Total area: approx. 93.4 sq. metres (1004.9 sq. feet)

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.

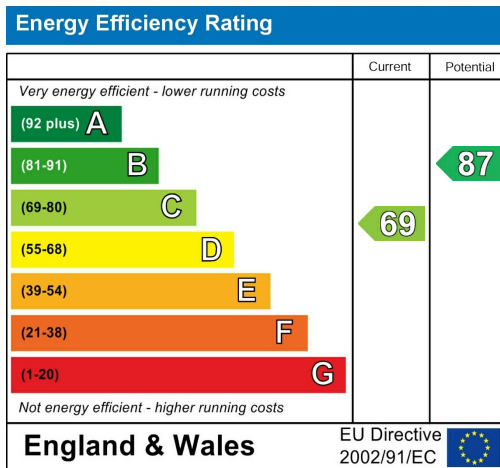
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Plan produced using PlanUp.







Energy Efficiency Graph

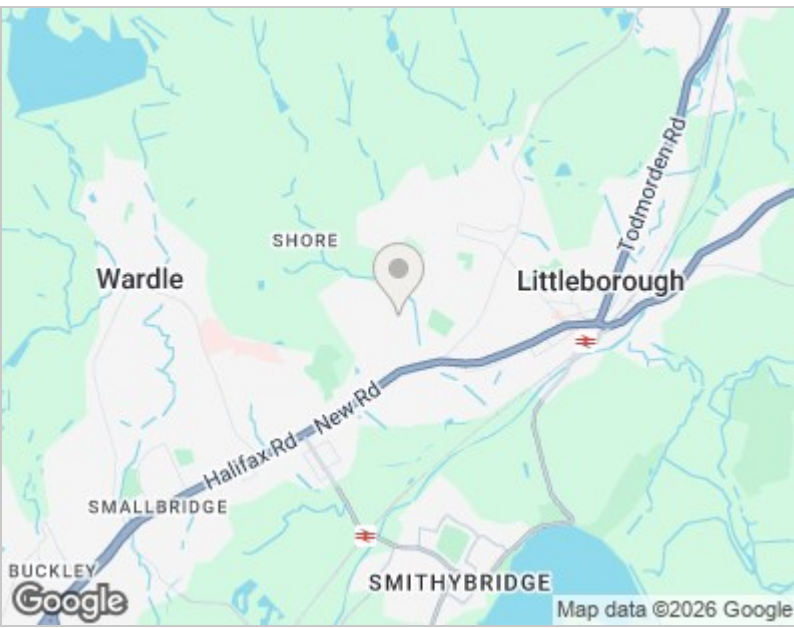


Viewing

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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