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11 Springfield Avenue, Littleborough, OL15 9JR

Offers In Excess Of £250,000

Property Images



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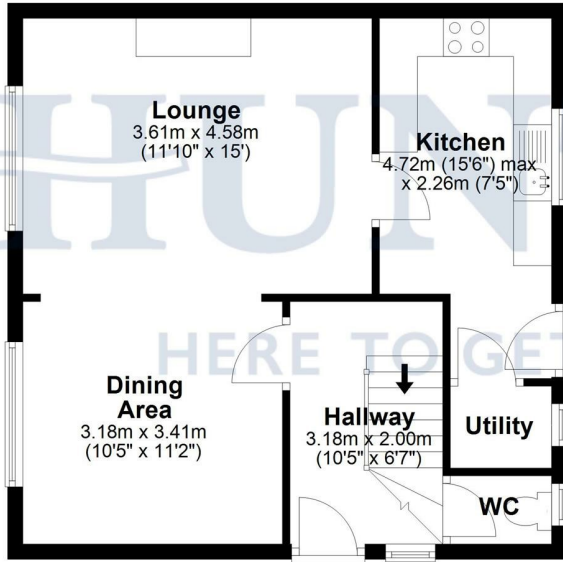
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Property Images



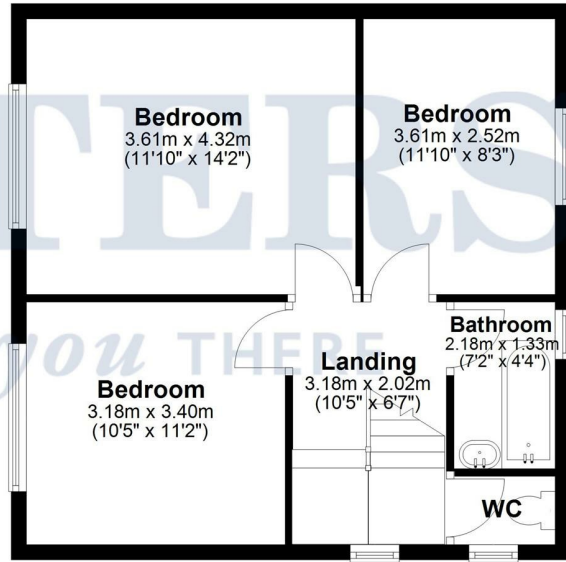
Ground Floor

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.

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	68
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Map



Details

Type: House - Semi-Detached Beds: 3 Bathrooms: 1 Receptions: 1
Tenure: Leasehold

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.

Features

• DECEPTIVELY SPACIOUS FAMILY HOME • THREE GOOD-SIZED BEDROOMS • SPACIOUS LOUNGE DINING ROOM • STUNNING LANDSCAPED REAR GARDEN • OFF-ROAD PARKING TO FRONT • SOUGHT-AFTER LITTLEBOROUGH LOCATION • COUNCIL TAX BAND A • EPC RATING D • LEASEHOLD