HUNTERS®

HERE TO GET *you* THERE



Underwood Villas

Dearnley, Littleborough, OL15 8PP

£325,000

5 1 3 C

Council Tax: C





2 Underwood Villas

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Hallway
The hallway welcomes you with a wooden door with frosted glass panels, allowing natural light to filter in while maintaining privacy.

Lounge
15'8" x 14' (max) (4.76m x 4.26m (max))
The front lounge offers a spacious and inviting area with a large bay window that floods the room with natural light. It features wood flooring and the chimney breast which is a focal point, framed by elegant mouldings, and the room benefits from a traditional pendant light fitting and ample floor space for various furniture layouts.

Kitchen Area
9' x 10' (2.74m x 3.05m)
The kitchen area features wood-effect vinyl flooring and light wood cabinetry. The kitchen is fitted with a gas hob, oven, and ample worktop space, with a window above the sink letting in natural light.

Dining Room
16'5" (max) x 13'6" (5.01m (max) x 4.11m)
The dining room offers a generous space with wood flooring and a door leads directly into the kitchen area, and a further internal door into the annex. The room is well-lit by natural light through a window, providing a comfortable space for meals and gatherings.

Landing 1
11'8" x 6'6" (3.57m x 1.99m)
The first-floor landing is bright and airy, with carpeted flooring and white walls featuring traditional panelling. This space gives access to three bedrooms, a bathroom, and a storage cupboard, with a staircase leading up to the second floor.

Bedroom 1
14'3" x 11'12" (4.34m x 3.65m)
A spacious and well-proportioned double bedroom with high ceilings, offering ample space for bedroom furniture and plenty of natural light.

Bedroom 2
13'2" x 11'12" (4.01m x 3.65m)
A generously sized double bedroom, offering excellent space for a range of bedroom furnishings.

Bedroom 3
8'9" x 6'6" (2.66 x 1.99)
A good-sized third bedroom, ideal as a child's bedroom, nursery or home office, depending on individual requirements.

Bathroom
6'8" x 6'6" (2.03m x 1.99m)
The bathroom is fitted with white sanitary ware including a bath with a shower above, a toilet, and a wash basin. The room is decorated with simple tiling and has a patterned window for privacy.

Landing 2
10'2" x 6'6" (3.09m x 1.99m)
The second-floor landing is carpeted and painted white, offering access to two bedrooms. It features a simple design with natural light filtering in from nearby windows.

Bedroom 4
14'3" x 11'12" (4.34m x 3.65m)
Located on the second floor, a spacious double bedroom offering versatile accommodation with plenty of room for bedroom furniture.

Bedroom 5
13'2" x 11'12" (4.01m x 3.65)
A further generously proportioned double bedroom situated on the second floor, with great views and provides excellent additional accommodation for a growing family or guests.

Annex Kitchen
4'10" x 9' (1.47m x 2.75m)
The utility room is a bright space with white cabinets, a window providing natural light, and room for appliances and storage. It has a clean and simple design with practical flooring.

Annex Lounge
9'6" x 12'6" (2.89m x 3.81m)
The lounge is a smaller, cosy room with light wood flooring and white walls, featuring a fireplace with a gas fire inset and French doors opening out to the garden patio deck.

Annex Bedroom
7'10" x 9' (2.39m x 2.75m)
The ground-floor bedroom has fitted furniture and a window to the side aspect.

Annex Wet Room
4'7" x 9' (1.40m x 2.75m)
The wet room on the ground floor is a practical space with a walk-in shower area, toilet, and wash basin. It has white walls and practical flooring, designed for accessibility and ease of use.

Garage
17'7" x 9' (5.36m x 2.75m)
A large garage offering ample space for a car or additional storage.

Garden
The rear garden is laid to gravel with a raised patio deck accessed via rear lounge French doors. It offers privacy with surrounding fencing and is planted with mature shrubs, providing a pleasant outdoor space for relaxing or entertaining.

Exterior and Drive
The exterior of the property features a brick-built garage with a black up-and-over door and a gravel driveway providing parking.

Material Information - Littleborough
Tenure Type; LEASEHOLD
Leasehold Years remaining on lease; 876
Leasehold Annual Ground Rent Amount £2.10s.0d
Council Tax Banding; ROCHDALE COUNCIL BAND C









Road Map



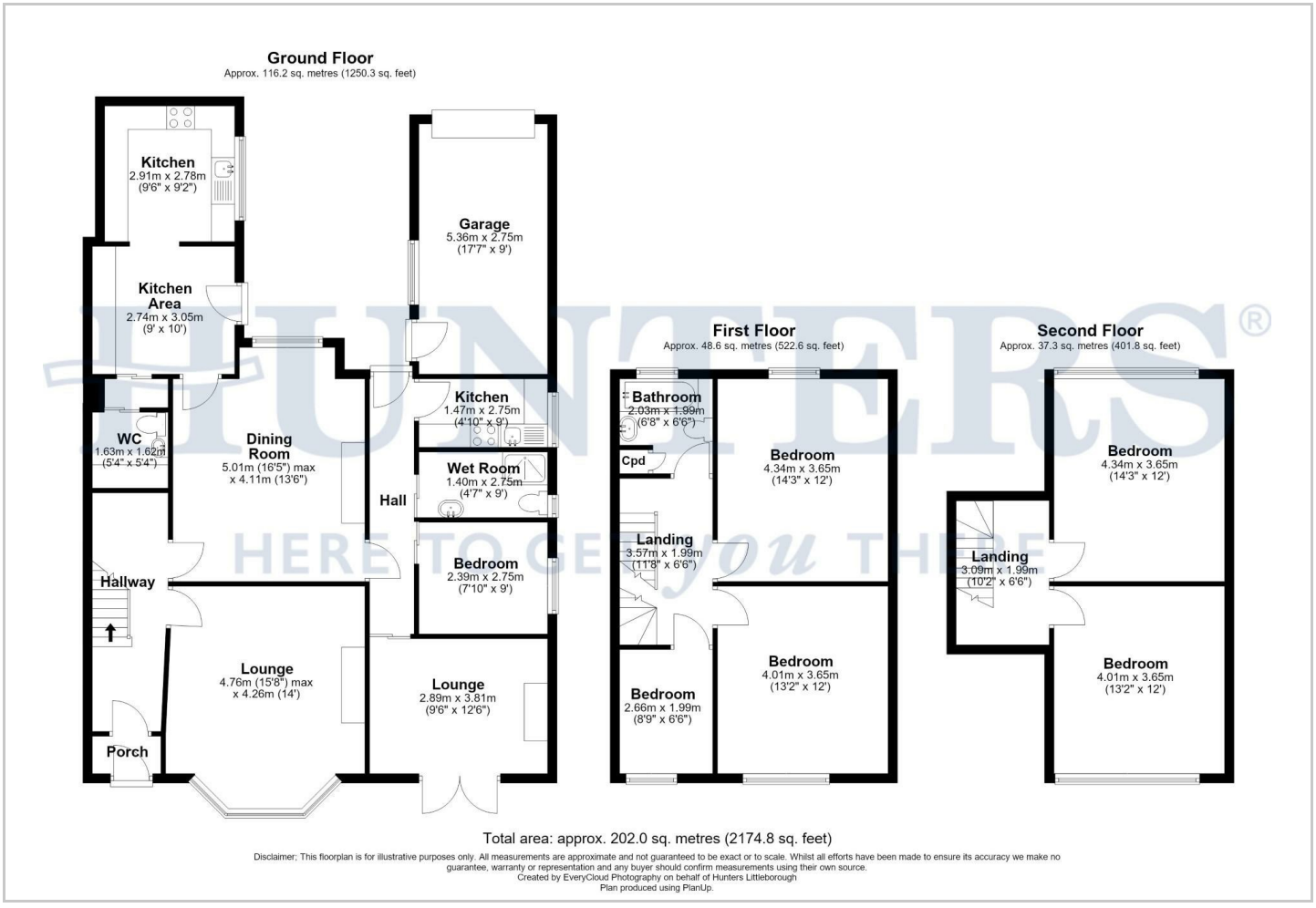
Hybrid Map



Terrain Map



Floor Plan



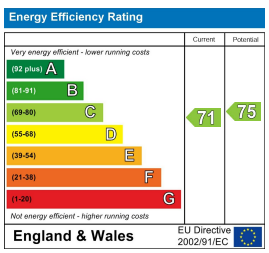
Total area: approx. 202.0 sq. metres (2174.8 sq. feet)

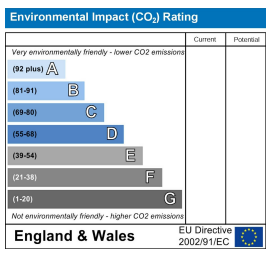
Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.
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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.

Energy Efficiency Graph





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.
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