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Sydney Gardens

Littleborough, OL15 9PZ

Offers In The Region Of £168,000

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- THREE BEDROOMS
- FOUR PIECE MODERN BATHROOM
- CUL-DE-SAC POSITION IN A HIGHLY POPULAR AREA, IDEAL FOR FAMILIES
- ON STREET PARKING TO THE FRONT
- COUNCIL TAX BAND A
- OPEN PLAN LOUNGE DINER
- GARDENS TO FRONT AND REAR
- COUNTRYSIDE VIEWS
- EPC RATING D
- FREEHOLD

Tel: 01706 390 500

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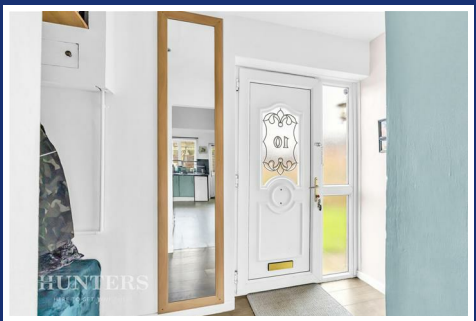

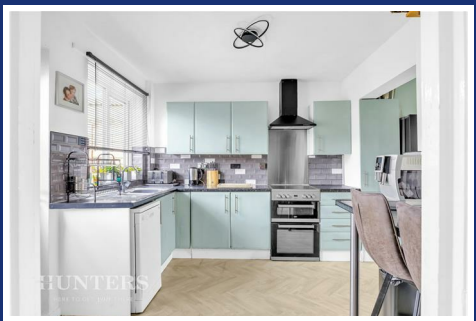

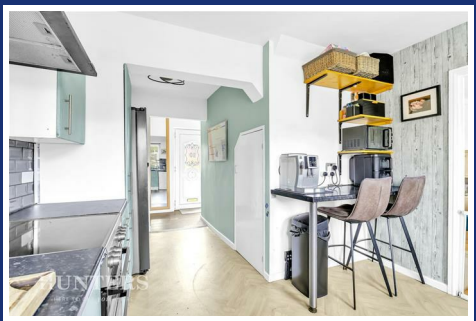

Hunters Estate Agents are delighted to offer to the market this three-bedroom home, situated on a quiet cul-de-sac, making it an ideal purchase for young families, first-time buyers, or those looking to upsize.

The accommodation briefly comprises an entrance hall, kitchen, and an open plan lounge and dining area, creating a fantastic space for modern family living and entertaining. To the first floor are three bedrooms and a modern bathroom. The property further benefits from gas central heating and double glazing throughout.

Externally, there is a garden to the front, along with an enclosed rear garden enjoying open countryside views. On street parking can be located to the front of the property.

Ideally located just a short distance from Littleborough village, the property offers easy access to a range of local amenities including well-regarded schools, shops, and the mainline train station with direct routes to both Manchester and Leeds city centres.

Early viewing is highly recommended to fully appreciate the accommodation and location on offer.

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Hall
A welcoming hallway with stairs leading to the first floor and a useful space to store shoes and hang coats.

Kitchen
16'5" x 10'11" max (5.01m x 3.32m max)
Fitted with a range of wall and base units, offering ample storage and workspace, including a breakfast bar with seating for two. With space for freestanding appliances inclduding fridge freezer, cooker with overhead extractor fan, dishwasher, washing machine and tumble dryer. A door gives direct access to the garden, allowing natural light to flood the room and providing easy outdoor access.

Lounge & Dining Area
21'2" x 12'3" max (6.44m x 3.74m max)
A spacious open-plan lounge and dining area with plenty of natural light from large windows to both the front and rear. The layout flows well, offering space for a living room furniture and space for a large dining room table, ideal for family living.

Landing
With access to all first floor rooms and a built in storage cupboard where the house combi boiler can be located.

Bedroom 1
9'10" x 12'10" max (2.99m x 3.90m max)
A spacious double bedroom located to the front of the property enjoying open countryside views and a useful built in wardrobe ideal for storage.

Bedroom 2
10'9" x 7'2" max (3.28m x 2.19m max)
A further double bedroom located to the rear of the property enjoying views of the garden and surrounding countryside.

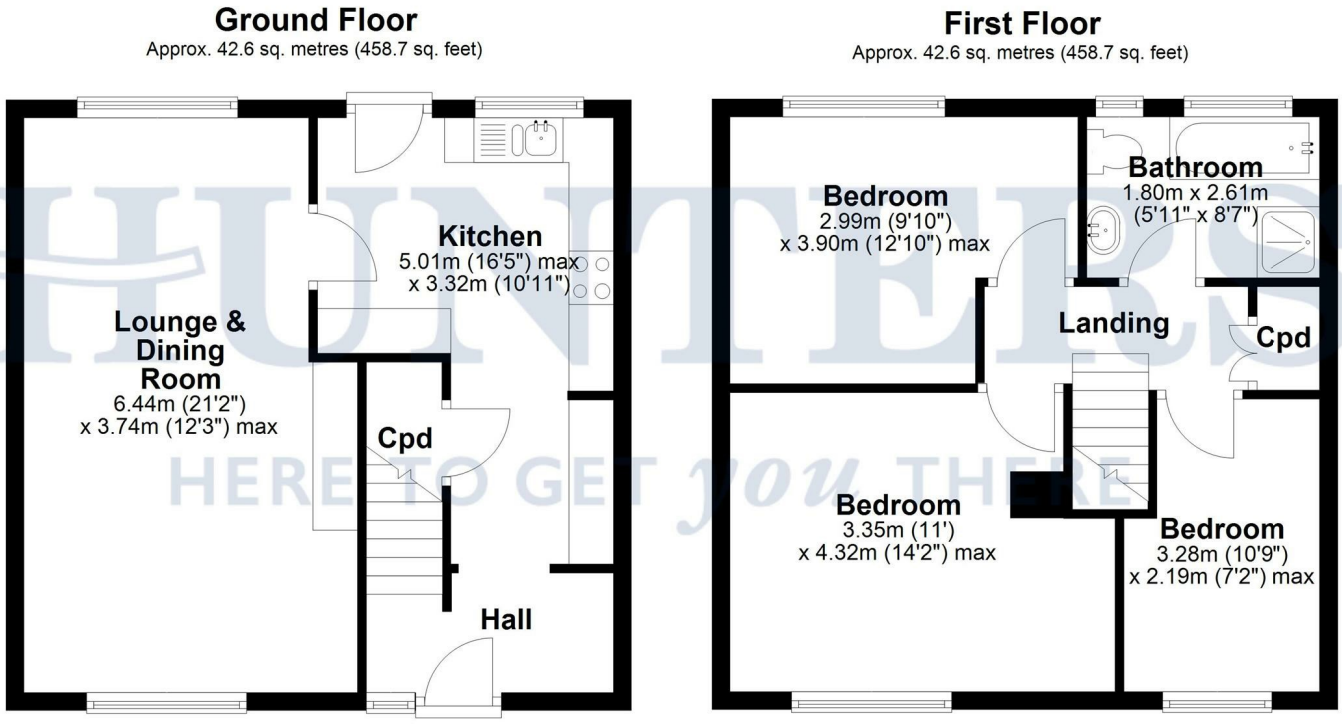
Bedroom 3
11' x 14'2" max (3.35m x 4.32m max)
A smaller bedroom that works well as a nursery or a single bedroom with views to the front of the property.

Bathroom
5'11" x 8'7" (1.80m x 2.61m)
A modern bathroom featuring a white vanity unit, a low level WC, a bath, and a separate shower cubicle. Two windows allow natural light to brighten the room.

Gardens
The generous size rear garden is laid with a lawn bordered by paved patio areas and a raised decking section. The garden backs onto an open green space with views of a playground and distant hills, creating a pleasant, peaceful outdoor environment for children to play or for outdoor dining. To the front offers a small garden with pathway leading to the property.
On street parking can be located to the front of the property on the quiet cul-de-sac.

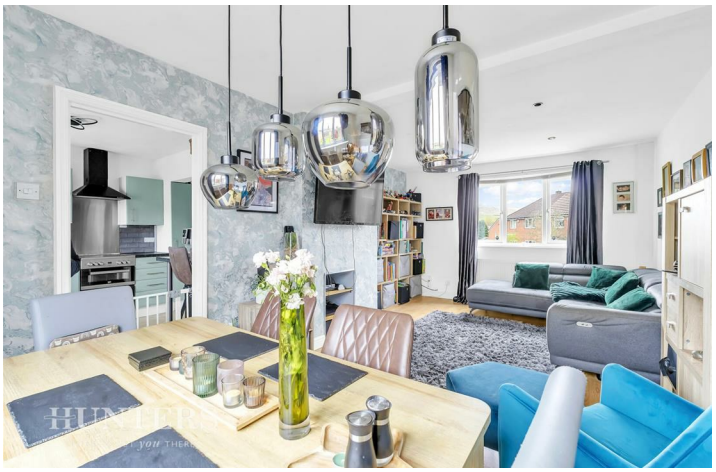
Material Information - Littleborough
Tenure Type; FREEHOLD
Council Tax Banding; ROCHDALE COUNCIL BAND A

Floorplan

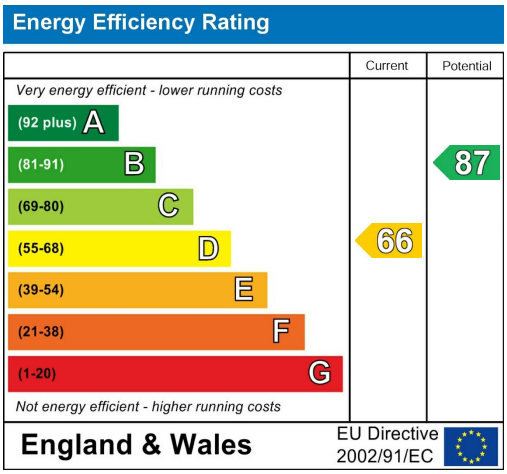


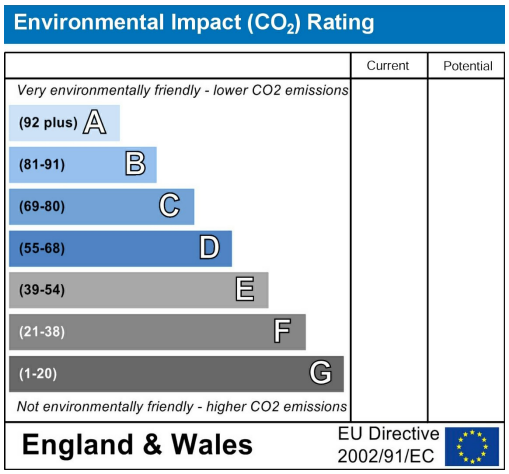
Total area: approx. 85.2 sq. metres (917.4 sq. feet)

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

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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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The Property Ombudsman