

# HUNTERS<sup>®</sup>

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## Springfield Avenue

Littleborough, OL15 9JR

£225,000



- DECEPTIVELY SPACIOUS FAMILY HOME
- TWO RECEPTION ROOMS
- IN NEED OF MODERNISATION WITH GREAT POTENTIAL
- SOLD WITH NO ONWARD CHAIN
- EPC RATING TBC
- THREE WELL-PROPORTIONED BEDROOMS
- LARGE THAN AVERAGE REAR GARDEN
- SOUGHT-AFTER LOCATION CLOSE TO AMENITIES & TRANSPORT LINKS
- COUNCIL TAX BAND A
- FREEHOLD

Tel: 01706 390 500

# Springfield Avenue

Littleborough, OL15 9JR

£225,000



This deceptively spacious family home features three well-proportioned bedrooms, generous living accommodation that is light and bright throughout, and a fantastic larger-than-average garden, ideal space for growing families.

While in need of modernisation, the home presents an excellent opportunity to personalise and add value, transforming it into a truly beautiful home.

Situated in a highly sought-after residential area, the property benefits from convenient access to a wide range of local amenities in Littleborough Village, including well-regarded schools, shops, cafés, and superb transport links. The nearby mainline train station offers direct connections to Manchester and Leeds city centres, making it ideal for commuters.

The accommodation briefly comprises an entrance hall, downstairs WC, a spacious lounge, separate Dining Room, kitchen, three good-sized bedrooms, a family bathroom, and a separate WC.

Early viewing is highly recommended to fully appreciate the space, location, and potential this home has to offer.

### Entrance Hallway

6'7" x 10'4" (2.00m x 3.16m)

The hall provides a bright and practical entrance with natural light from two windows. It features a staircase with useful space beneath.

### Lounge

14'8" x 11'11" (4.47m x 3.64m)

The lounge boasts a large front-facing window that lets in plenty of daylight. It features a traditional fireplace offering a comfortable space to relax.

### Sitting / Dining Room

11'4" x 10'4" (3.45m x 3.16m)

Adjacent to the lounge, the sitting/dining room also benefits from natural light through a front-facing window, providing a warm and inviting space for dining.

### Kitchen

8'4" x 15'4" max (2.54m x 4.67m max)

The kitchen is a practical and bright space with a large window overlooking the garden. It includes a range of wall and base units and space for appliances including a washing machine, oven and fridge freezer. The layout allows for good work surfaces and easy access to the utility area and rear door.

### Utility

4'10" x 3'8" (1.47m x 1.12m)

The utility room is a compact space with a window looking out to the garden, offering additional storage and laundry facilities.

### Downstairs WC

The ground floor WC comprises of a low level WC, wash hand basin and a frosted window for privacy.

### Landing

6'7" x 10'4" (2.00m x 3.15m)

The landing at the top of the stairs is bright with a window that fills the space with natural light. It

provides access to the bedrooms, bathroom, and separate WC.

### Bedroom 1

14'8" x 12' (4.47m x 3.65m)

The largest bedroom is generously sized with a large window overlooking the front of the property.

### Bedroom 2

11'4" x 10'4" (3.45m x 3.15m)

Bedroom 2 is a comfortable double room with a large front-facing window.

### Bedroom 3

8'4" x 12' (2.54m x 3.65m)

Bedroom 3 is a good size with a large window overlooking the rear garden.

### Bathroom

4'10" x 7' (1.47m x 2.14m)

The bathroom comprises a bath, pedestal wash basin, and a window facing the rear of the property.

### Separate WC

Low level WC and side window.

### External

Generous rear garden mainly laid to lawn with a range of mature shrubs and borders, offering a good degree of privacy. The space also benefits from a vegetable plot area, greenhouse and garden shed, making it ideal for keen gardeners. A patio area adjacent to the house provides space for outdoor seating and entertaining.

### Material Information - Littleborough

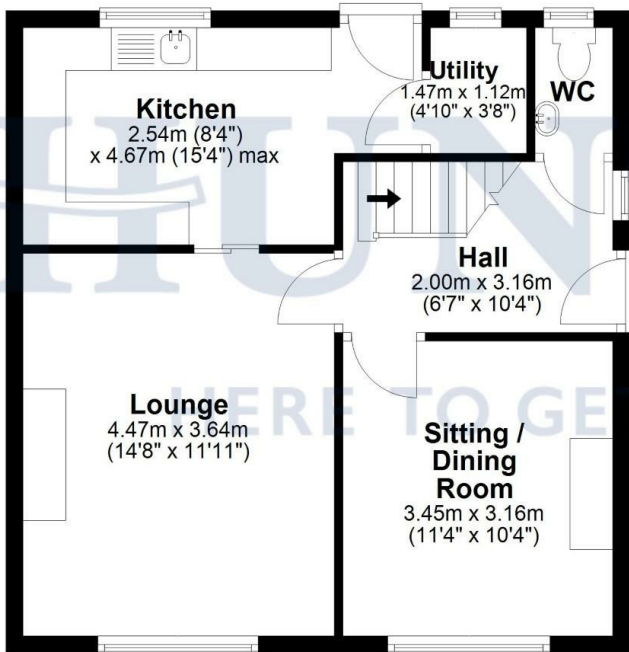
Tenure Type; FREEHOLD

Council Tax Banding; ROCHDALE COUNCIL BAND A

# Floorplan

## Ground Floor

Approx. 49.0 sq. metres (527.8 sq. feet)



## First Floor

Approx. 49.0 sq. metres (527.8 sq. feet)



Total area: approx. 98.1 sq. metres (1055.7 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.

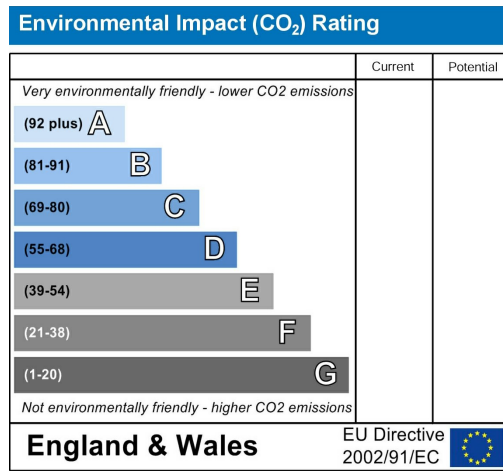
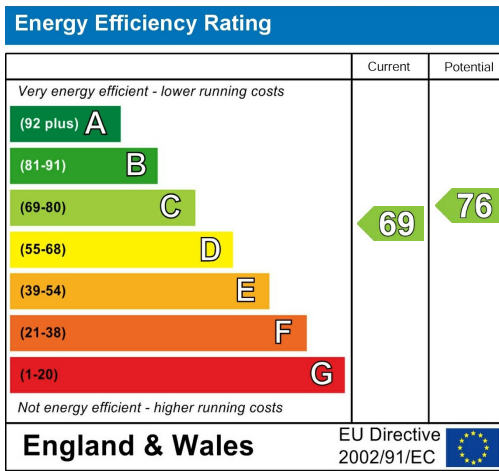






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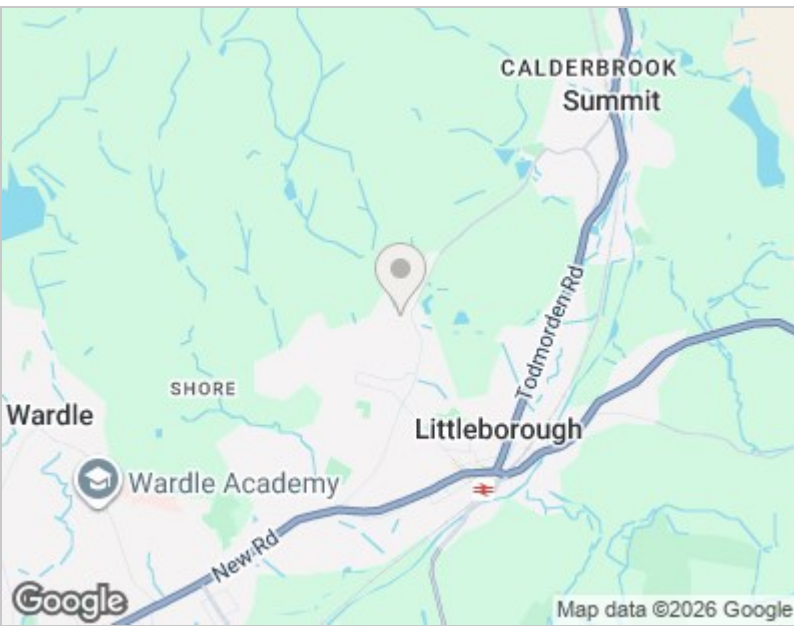
### Energy Efficiency Graph



### 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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