



Stubley Gardens
Littleborough OL15 8JD
OFFERS INVITED IN THE REGION OF £329,000

Adamsons Barton Kendal are delighted to introduce to the market this wonderfully presented 3 bedroomed detached family home, situated in the heart of Littleborough.

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Accessed over the popular Riverstone Bridge, spanning the River Roch, the property is positioned within a quiet cul-de-sac location, offering privacy and a sense of community. Ideally situated close to excellent transport links, local amenities and well regarded schools, this fabulous property is offered for sale with vacant possession at a competitive price and early viewing comes highly Recommended.

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The property boasts an attractive frontage with a double driveway providing off street parking, leading to a single garage. There are well maintained gardens to both front and rear - the rear garden has been laid with artificial grass with well stocked borders and is therefore of a low maintenance nature.

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Upon entering the property, there is an entrance hall, a spacious lounge area with bay window and feature fireplace with an opening through to the dining room with double glazed patio doors leading out the conservatory. There is a fitted kitchen with a range of wall and base units.

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At first floor level, there is a wonderful master bedroom with en-suite shower room, 2 further bedrooms and a family bathroom.

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The property is well presented internally, benefiting from a gas fired central heating system and double glazed windows and early viewing comes highly recommended to appreciate the extent and calibre of the accommodation on offer.

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Ground Floor

Entrance HALL

Staircase to the first floor

LOUNGE - 5.2 x 3.3 metres reducing to 3.0 metres

Bay window, feature fireplace with an electric fire, decorative covings to ceiling, open to:

Rear DINING ROOM - 2.7 x 2.7 metres

Double glazed patio doors leading through to the conservatory

CONSERVATORY - 2.9 x 3.6 metres

KITCHEN - 4.1 x 2.5 metres

1 ½ bowl stainless steel sink unit, range of wall and base units with complementary work surfaces, built in double oven, 4 ring hob and extractor hood, tiled walls and floor



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First Floor

LANDING

MASTER BEDROOM - 4.5 x 3.5 metres (maximum)

A spacious double bedroom

EN-SUITE SHOWER ROOM - 2.8 x 1.6 metres

Shower cubicle, low level wc, wash hand basin

BEDROOM TWO - 3.5 x 3.5 metres reducing to 2.5 metres

Built in wardrobe and cupboard

BEDROOM THREE - 2.7 x 3.0 metres reducing to 1.5 metres

Family BATHROOM - 2.1 x 1.7 metres

Panelled bath with shower above, pedestal wash hand basin, low level wc, part tiled walls

Externally

There is an open plan garden area to the front and a front driveway providing off street parking, leading to the garage.

There is an enclosed rear garden which has been laid with artificial grass and has well stocked borders and a patio area.

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VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS ADAMSONS BARTON KENDAL

Tenure

Assumed Leasehold (to be confirmed)

Council Tax Band

Band D

Energy Performance Certificate

C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart



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