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Ashley Dearnley Court

Littleborough, OL15 8QY

£165,000



- TWO BEDROOMED LOWER GROUND FLOOR APARTMENT
- DIRECT ACCESS TO THE COMMUNAL GARDENS
- SOLD WITH NO ONWARD CHAIN
- COUNCIL TAX BAND B
- FREEHOLD
- GATED DEVELOPMENT
- CLOSE TO LOCAL AMENITIES
- FREEHOLD WITH MANAGEMENT FEE
- EPC RATING C
- *NO PETS*

Tel: 01706 390 500

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A well-presented two-bedroom apartment situated on the lower level of a secure, gated development with allocated parking and visitor spaces. The property enjoys direct access to the communal gardens, offering a lovely rear aspect and a peaceful setting.

The apartment features a communal entrance with stairs to the lower ground floor leading to its own private entrance hall, with a bright open-plan lounge and kitchen providing a modern and practical living space. There are two bedrooms, both benefiting from fitted wardrobes, and a bathroom completing the accommodation.

Conveniently located close to Littleborough village centre and Hollingworth Lake, and ideally positioned between the mainline train stations at Littleborough and Smithy Bridge, this apartment offers excellent access to local amenities, transport links, and beautiful countryside walks.

Offered for sale with no onward chain, making it an ideal purchase for first-time buyers, those looking to downsize, or investors.

Communal Entrance Hall

The communal hallway features carpeted flooring and white walls, with stairs leading to other floors. It offers a clean and well-maintained entrance area for residents. The access for this apartment is via the staircase going down to the lower ground floor.

Hall

11'6" max x 4'10" max (3.51m max x 1.47m max)

A bright welcoming hallway leads into the property, providing access to the bedrooms, bathroom, and lounge and kitchen area.

Lounge & Kitchen

23'3" x 11'3" (7.09m x 3.42m)

This inviting living space combines the lounge and kitchen in an open-plan layout that measures 7.09 by 3.42 metres (23'3" by 11'3"). The lounge area benefits from natural light through double doors that open to the outside, while the kitchen is fitted with a modern range of wall and base units, stainless steel sink and integrated appliances including fridge freezer, dishwasher, cooker and over head extractor hood.

Bedroom 1

10'10" x 8'7" (3.31m x 2.61m)

A double bedroom with natural light from a window overlooking greenery, with a range of fitted furniture and access to the en-suite bathroom.

En-suite

8'1" x 5'4" (2.46m x 1.62m)

The ensuite shower room features a modern white suite with a shower enclosure, low level WC, and wash basin.

Bedroom 2

11'5" x 7'7" (3.48m x 2.31m)

A further second bedroom, fitted with a range of furniture and would make an ideal single bedroom or home office.

Bathroom

7'11" x 6'9" (2.42m x 2.06m)

The main bathroom is fitted with a white suite comprising a bath, low level WC, and wash hand pedestal basin. With a heated towel rail and partly tiled.

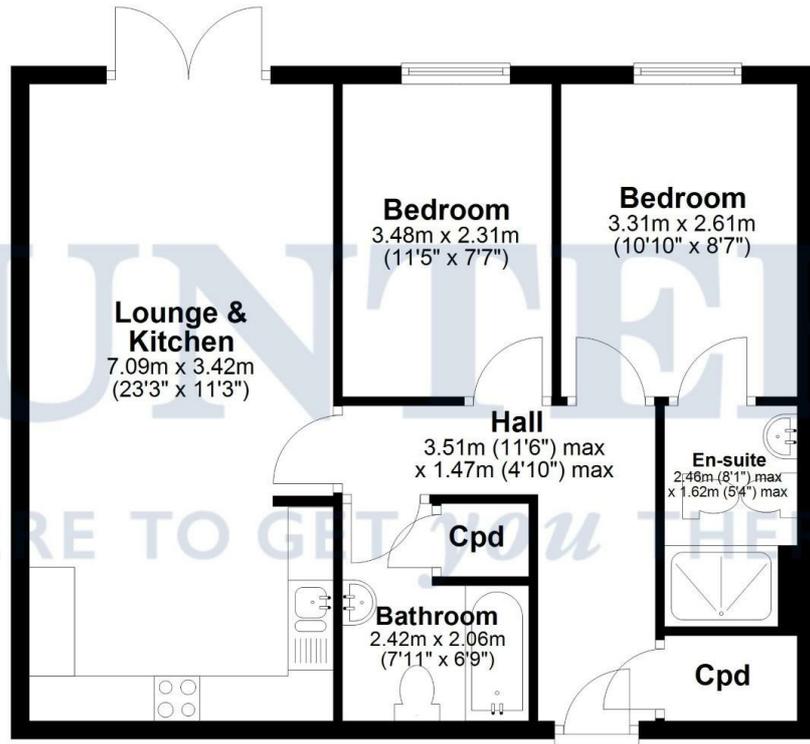
Communal Gardens and Parking

The rear communal garden is a peaceful space with a paved patio area and mature planting beds, enclosed by a low stone wall and metal railings. Steps lead down from the patio to the garden, which overlooks mature trees. Private allocated parking can be located to the front of the property.

Floorplan

Lower Ground Floor

Approx. 60.5 sq. metres (651.6 sq. feet)



Total area: approx. 60.5 sq. metres (651.6 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.

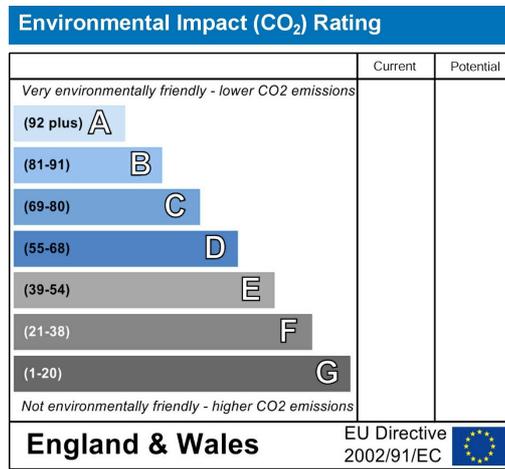
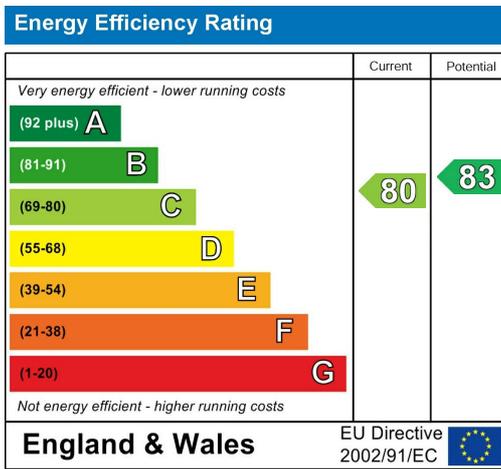
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Plan produced using PlanUp.







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





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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