



## Norfolk Close

Littleborough, OL15 9PU

£180,000



- EXTENDED THREE BEDROOM HOME
- OPEN PLAN KITCHEN DINER AND LIVING AREA
- DRIVEWAY AND ENCLOSED REAR GARDEN WITH OPEN VIEWS
- FREEHOLD
- EPC RATING TBC
- LIGHT, BRIGHT AND SPACIOUS THROUGHOUT
- MODERN SHOWER ROOM
- IDEAL FOR FIRST TIME BUYERS AND YOUNG FAMILIES
- COUNCIL TAX BAND A

# Norfolk Close

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Hunters are delighted to offer to the market this extended three-bedroom home, presented throughout in a light, bright and airy style, making it an ideal purchase for young families, first-time buyers, or those looking to upsize into a ready-to-move-into home.

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

Externally, there is a driveway to the front providing off-road parking, along with an enclosed rear garden enjoying far-reaching open views.

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.

## Hallway

7'8" x 9'1" (2.34m x 2.77m)

This hallway offers a welcoming entrance with natural light flowing through a door featuring decorative glass panels. Stairs lead neatly to the first floor, and the space connects smoothly to the kitchen and lounge areas.

## Lounge

13'9" x 10'8" max (4.18m x 3.26m max)

The lounge is a cosy, comfortable space filled with soft natural light from the windows to the front aspect.

## Kitchen

12'11" x 7'8" (3.94m x 2.33m)

The kitchen presents a modern and practical design with cream gloss units and contrasting dark worktops. A bright blue splashback behind the hob adds a pop of colour. Integrated appliances include an oven and a gas hob with an extractor above. The space is enhanced by laminate flooring and a window overlooking the rear garden, allowing plenty of natural light to fill the room. Open plan to the dining and family create a very versatile space.

## Dining Room

11'8" x 10'8" (3.55m x 3.26m)

The dining room is a bright and spacious room, its large windows flood the room with natural light and provide lovely views over the garden and surrounding countryside. The flooring is a continuation of the kitchen's laminate, helping to create a flowing, open feel. This room comfortably accommodates a family dining table and is ideal for both everyday meals and entertaining guests.

## Landing

The landing is a light and functional space providing access to all first-floor rooms.

## Bedroom 1

9'8" x 12'7" max (2.95m x 3.83m max)

This well-proportioned double bedroom benefits from natural light through a large window, which benefits from the lovely view.

## Bedroom 2

10'11" x 8'11" max (3.33m x 2.71m max)

A second double bedroom, brightened by a large window and featuring built-in wardrobes for practical storage.

## Bedroom 3

7'9" x 5'9" (2.37m x 1.76m)

A smaller third bedroom, suited for use as a child's room, guest room or study, benefits from a window that brings in natural light.

## Shower Room

9'8" x 8' (2.95m x 2.43m)

The shower room features a modern wet-room style design with grey marble-effect tiling on the walls and a large glass shower enclosure. A contemporary vanity unit with a basin, a toilet with a concealed cistern, and a window for ventilation complete the space. The patterned floor tiles add a stylish touch to this practical bathroom.

## External

The rear garden boasts a peaceful and private setting with a lawn and decking area. The decking creates a relaxing spot to unwind and enjoy the surrounding countryside views. A shed also provides useful outdoor storage, and the garden is enclosed by fencing, offering a safe space for children and pets. To the front there is off road parking.

## Material Information - Littleborough

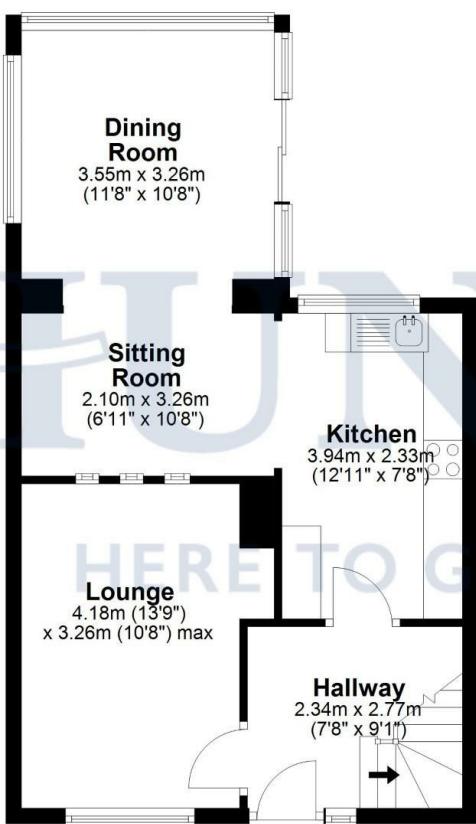
Tenure Type; FREEHOLD

Council Tax Banding; ROCHDALE COUNCIL  
BAND A

## Floorplan

### Ground Floor

Approx. 48.1 sq. metres (518.2 sq. feet)



### First Floor

Approx. 36.0 sq. metres (387.7 sq. feet)



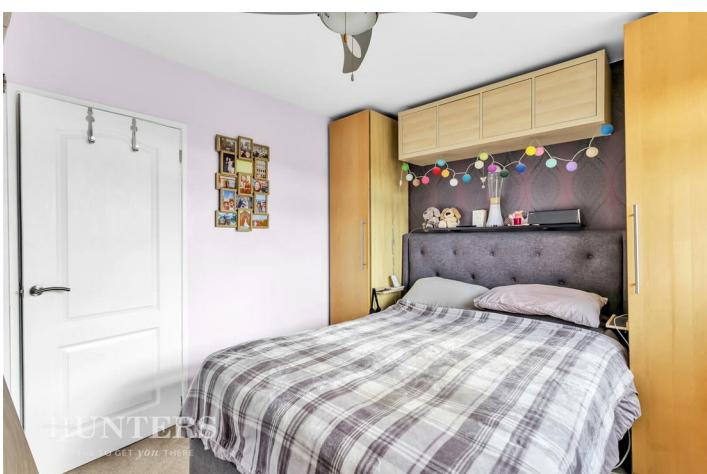
Total area: approx. 84.2 sq. metres (905.9 sq. feet)

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.





Tel: 01706 390 500



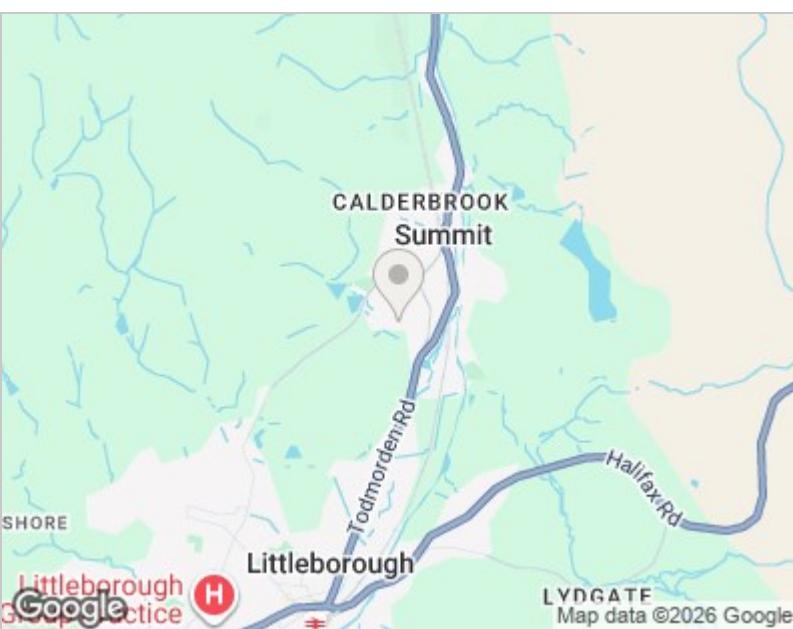
## Energy Efficiency Graph

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>			<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>			<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## 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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