HUNTERS®

HERE TO GET *you* THERE



Lee Street

Littleborough, OL15 9DY

£240,000

3 2 2

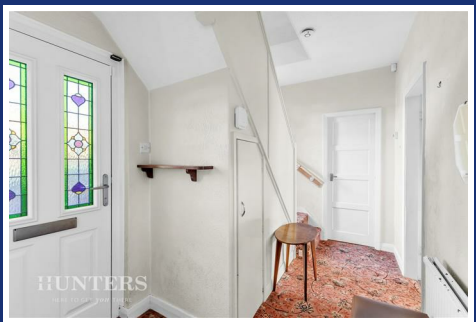
- THREE BEDROOM SEMI-DETACHED HOME
- SOUGHT-AFTER LITTLEBOROUGH LOCATION
- EXCELLENT POTENTIAL TO MODERNISE
- GOOD SIZE GARDEN
- EPC RATING TBC
- NO ONWARD CHAIN
- TWO RECEPTION ROOMS & BREAKFAST KITCHEN
- CLOSE TO HARE HILL PARK & LOCAL AMENITIES
- COUNCIL TAX BAND C
- LEASEHOLD

Tel: 01706 390 500

Lee Street

Littleborough, OL15 9DY

£240,000







Tucked away in a wonderful position in the heart of Littleborough, this generously proportioned three-bedroom semi-detached home enjoys a highly sought-after location, within easy reach of an excellent range of local amenities, including shops, schools and the train station, with the beautiful Hare Hill Park just a stone's throw away.

Lovingly owned and well maintained by the same family for approximately 30 years, this much-loved home offers spacious accommodation throughout. Whilst the property would now benefit from some cosmetic updating and modernisation, it presents a fantastic opportunity for its next owners to put their own stamp on it and create a home perfectly suited to their tastes and requirements.

Internally, the accommodation briefly comprises an entrance hallway, downstairs WC, comfortable lounge, separate dining room and breakfast kitchen. To the first floor are three well-proportioned bedrooms and a shower room. The property also benefits from gas central heating and double glazing.

A particular feature of this lovely home is the generous, established rear garden, offering a wonderful outdoor space with lawned areas, mature trees, well-stocked borders, paved pathways and a timber garden shed. The garden provides plenty of space for children to play, keen gardeners to enjoy or simply to relax and entertain during the warmer months.

Offered to the market with no onward chain, generous living space, a delightful garden, excellent potential and a superb central yet tucked-away location, this is a wonderful opportunity to create a beautiful family home in one of Littleborough's most convenient and desirable settings. Viewings come highly recommended to fully appreciate all that this property has to offer.

Hallway
The hallway welcomes you with a modern and recently installed stained glass front door. Stairs lead to the first floor with a useful storage cupboard. Doors lead to the downstairs accommodation

WC
Low level WC, wash hand basin and a window to add light and ventilation.

Lounge
19'10" x 14'1" (6.05m x 4.29m)
This spacious lounge is filled with natural light from dual aspect windows, creating a bright and inviting atmosphere. The room features a traditional fireplace with a brass surround. Plenty of space for furniture.

Dining Room
11'4" x 12'4" (3.45m x 3.77m)
This traditional dining room benefits from plenty of natural light through its window overlooking the side garden. The room connects directly to both the kitchen and the hallway, making it ideal for family meals and entertaining.

Kitchen
9'3" x 12'4" (2.83m x 3.77m)
The kitchen offers ample storage and workspace, with a large window above the sink overlooking the garden, while a door leads directly outside. Space and plumbing for appliances.

Landing
6'5" x 8'5" (1.96m x 2.57m)
The landing at the top of the stairs is bright thanks to a window, with neutral walls and patterned carpet continuing the traditional feel of the home. Doors lead to three bedrooms and a shower room, offering access to all first-floor accommodation.

Bedroom 1
11'5" x 13'9" (3.47m x 4.20m)
This double bedroom is pleasantly bright with a large window overlooking the garden. It features built-in white wardrobes with brass handles, providing excellent storage. The décor is neutral with soft carpeting underfoot, creating a restful atmosphere.

Bedroom 2
11'5" x 11'4" (3.47m x 3.46m)
A second double bedroom offers ample space with a wide window providing views to the outside. The room is decorated in soft, neutral tones with a warm carpet.

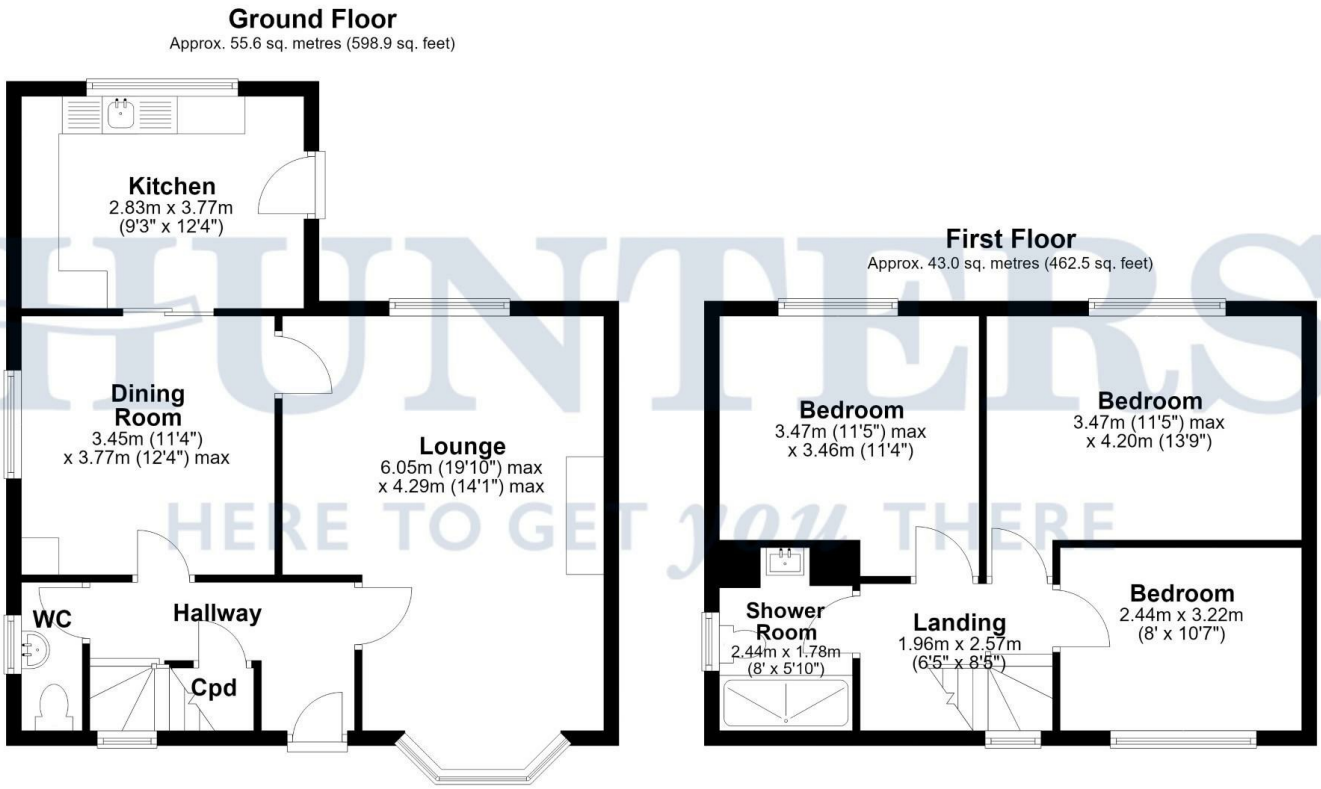
Bedroom 3
8'0" x 10'7" (2.44m x 3.22m)
This good size third bedroom which is comfortable and bright with a large window to the front aspect and neutral décor. The room is ideal as a guest room, child's room or home office.

Shower Room
8'0" x 5'10" (2.44m x 1.78m)
The modern shower room is fully tiled in light stone-effect tiles and features a walk-in shower with glass screen, a white vanity sink unit, and a close-coupled WC. Two windows allow good natural light, and chrome fixtures, including a heated towel rail, add a contemporary touch.

Rear and Side Garden
The garden is a generous outdoor space featuring a well-maintained lawn bordered by mature shrubs and trees. There is a paved patio area ideal for seating or entertaining, and a useful outbuilding providing extra storage. The garden is a wonderful size to be able to enjoy all year round.

Material Information - Littleborough
Tenure Type; LEASEHOLD
Leasehold Years remaining on lease; 864
Leasehold Ground Rent Amount: £5.10
Council Tax Banding; ROCHDALE COUNCIL BAND C

Floorplan



Total area: approx. 98.6 sq. metres (1061.4 sq. feet)

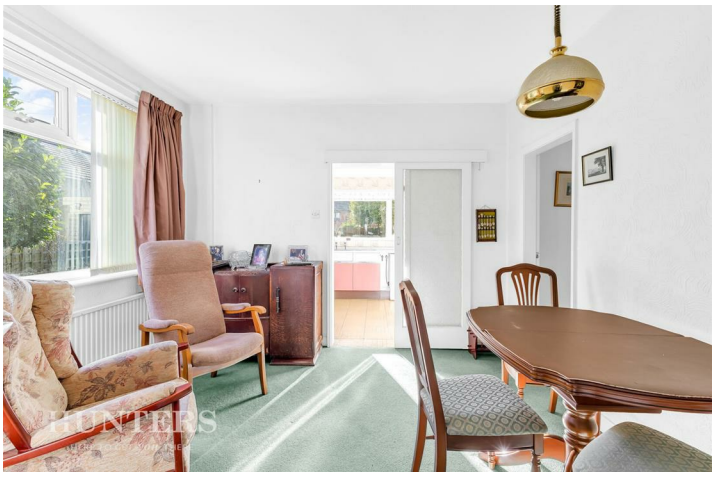
Disclaimer; This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.
Created by EveryCloud Photography on behalf of Hunters Littleborough
Plan produced using PlanUp.



















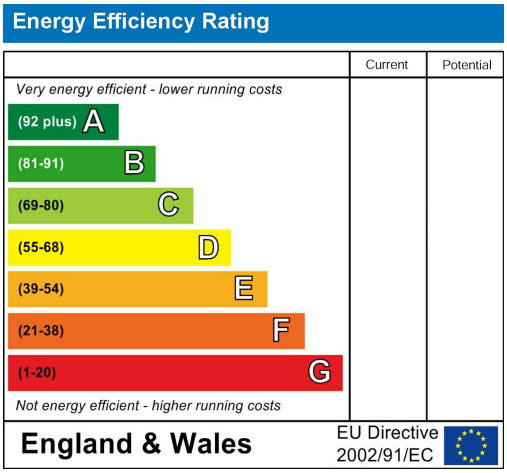


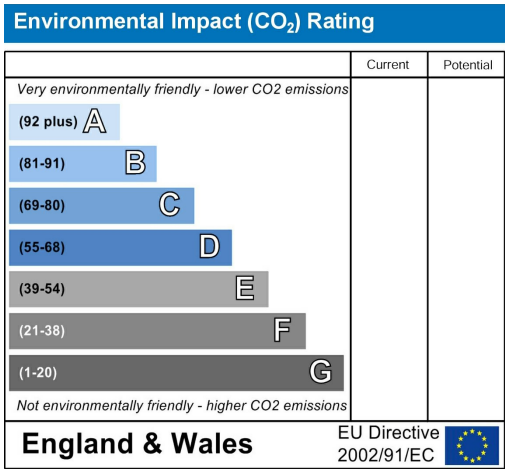






Energy Efficiency Graph





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







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.

85 Church Street, Littleborough, OL15 8AB
Tel: 01706 390 500 Email: littleborough@hunters.com
https://www.hunters.com

