



## Beaumont Close, Littleborough, OL15 8NR

- SEMI DETACHED FAMILY HOME
- LOUNGE THROUGH TO DINING AREA
- DETACHED GARAGE AND DRIVEWAY PARKING
- NO ONWARD CHAIN
- LEASEHOLD
- THREE BEDROOMS
- GARDENS TO FRONT AND REAR
- POPULAR RESIDENTIAL LOCATION
- EPC RATING TBC
- COUNCIL TAX BAND C

**£245,000**





# Beaumont Close, Littleborough, OL15 8NR

Situated in a highly sought-after location just a short distance from Littleborough village, this three-bedroom semi-detached home offers convenient access to a range of local amenities including well-regarded schools, shops, and the mainline train station providing direct links to both Manchester and Leeds city centres.

An ideal family home, the accommodation briefly comprises an entrance hall, a spacious lounge through diner offering ample space for both relaxing and entertaining, and a fitted kitchen to the ground floor.

To the first floor are three well-proportioned bedrooms and a family bathroom suite.

Externally, the property benefits from gardens to both the front and rear, driveway parking, and a detached single garage, providing excellent additional storage or parking space.

Early viewing is highly recommended to fully appreciate the accommodation and location on offer.

## Lounge & Dining Room

24'4" x 14'3"

This spacious lounge and dining room offers a bright and inviting space with a large window at the front and double doors opening to the rear garden. The dining area beside the garden doors is enhanced by natural light, with wooden flooring and a useful storage cupboard can be located underneath the stairs.

## Kitchen

11'2" x 7'8"

The kitchen is fitted with a range of wall and base units, complemented by black tiled splashbacks. Fitted with an oven and hob, and space for a range of freestanding appliances including fridge freezer, dishwasher and washing machine. A window above the sink allows plenty of natural light to brighten the room.

## Landing

10'11" x 6'2"

With access to all first floor bedrooms, loft space and a useful built in storage cupboard.

## Bedroom 1

13'8" x 11'

This generous bedroom is bright and airy, with a large window that lets in plenty of natural light, and fitted wardrobes providing practical storage.

## Bedroom 2

10'5" x 11'

A further double bedroom located to the rear of the property, with a large window enjoying the hillside views.

## Bedroom 3

8'11" x 7'8"

A single bedroom located to the front of the property, with a large window allowing in plenty of natural light.

## Bathroom

5'5" x 7'8"

The bathroom is fitted with a white suite including a bath with shower over, a pedestal sink, and a toilet. Light neutral tiling surrounds the bath and walls, with a frosted window providing privacy and natural light.

## Rear Garden

The rear garden features a wooden decking area ideal for seating and dining outdoors. Beyond this, the garden is laid mainly to lawn and enclosed by fencing. To the front offers a lawned garden and pathway leading to the property.

## Garage and Parking

To the side of the property offers a driveway leading to the single garage.

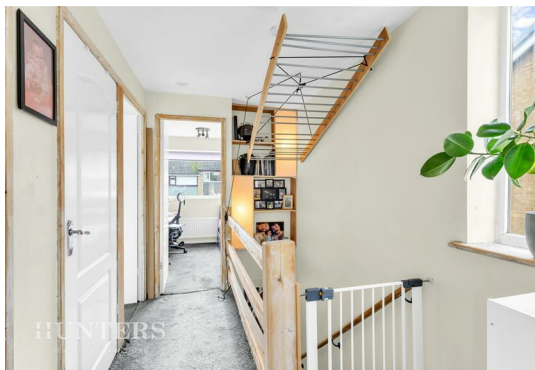
## Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 941

Leasehold Annual Ground Rent Amount £15.00

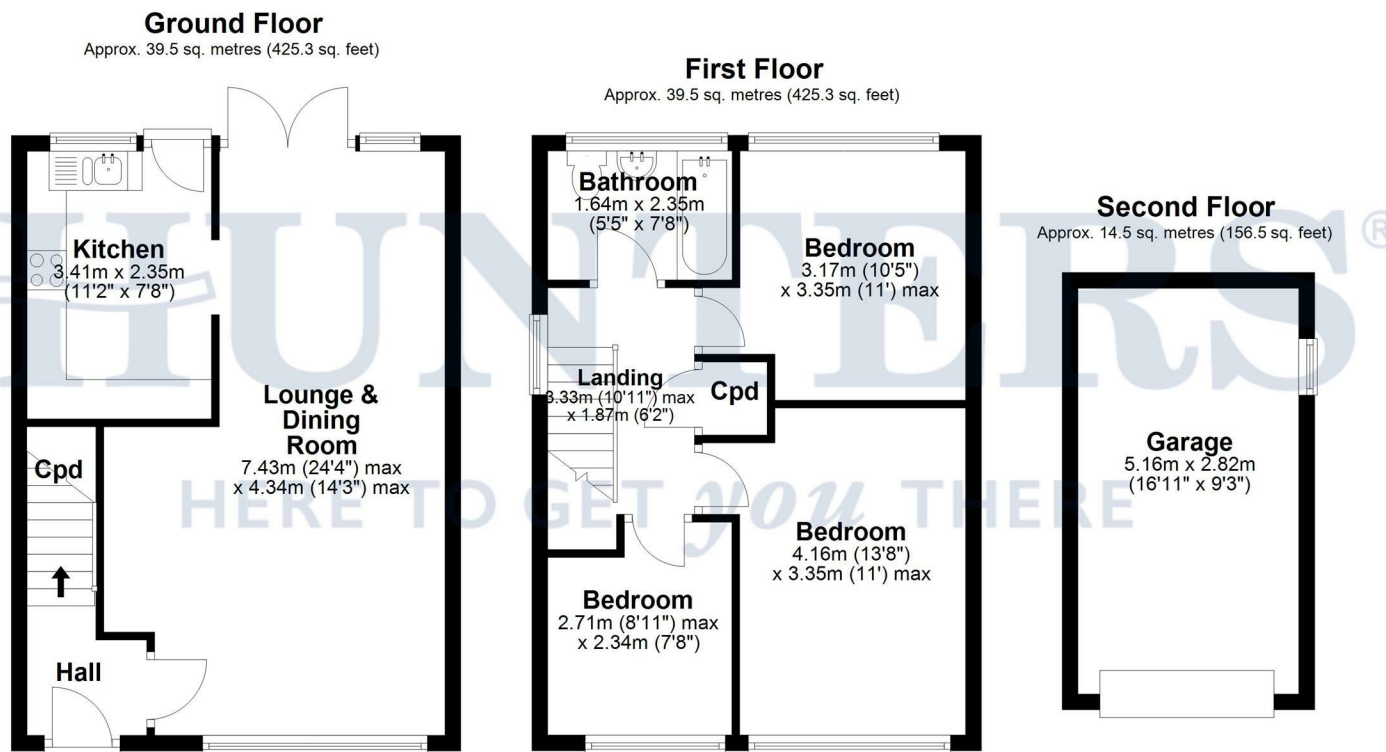
Council Tax Banding; ROCHDALE COUNCIL BAND C











Total area: approx. 93.6 sq. metres (1007.0 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.

### Viewings

Please contact [littleborough@hunters.com](mailto:littleborough@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

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.