

HUNTERS®

HERE TO GET *you* THERE



Holme House Street

Summit, Littleborough, OL15 9QU

£294,000



- MODERN THREE BEDROOM DETACHED
- SPACIOUS KITCHEN DINER
- INTEGRAL GARAGE & DRIVEWAY PARKING
- VIEWING HIGHLY RECOMMENDED
- COUNCIL TAX BAND C
- TASTEFULLY DECORATED THROUGHOUT
- WELL LANDSCAPED GARDENS
- WONDERFUL COUNTRYSIDE SURROUNDINGS
- EPC RATING C
- FREEHOLD

Tel: 01706 390 500

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Hunters Estate Agents are delighted to offer to the market this individually designed detached property. Beautifully presented inside and out, the property is a modern and welcoming home that briefly comprises of an entrance porch, spacious kitchen diner, utility, living room, three bedrooms, and a family bathroom. The gardens are easy to maintain and well landscaped with a driveway for off road parking and the integral garage. Holme House Street is easily located just off Todmorden Road and whilst being nicely tucked away, it is conveniently placed for commuting with excellent train links nearby and many beautiful countryside walks. Viewings are highly recommended.

Entrance hall

A useful and welcoming space to be able to hang coats and store shoes before entering the living room.

Lounge

15'10" x 11'9" (4.85 x 3.60)

Light and bright and tastefully decorated with dual aspect windows to both front and rear aspects. Double doors open into the kitchen diner.

Kitchen Diner

15'10" x 14'0" (4.85 x 4.29)

Generous size kitchen diner with a range of base and eye level units with a built in oven and hob with an extractor hood over. Further integrated appliances including a wine fridge. Doors open out to the garden and open plan to the utility area.

Utility Room

12'0" x 7'7" (3.68 x 2.33)

Base units with integrated dish washer and space for an American style fridge freezer. Sink and a window to the rear aspect. Door accessing the integral garage.

Downstairs WC

Low level WC with a wash hand basin.

Landing

Bedroom 1

12'6" x 10'1" (3.82 x 3.09)

Tastefully decorated double bedroom with a fitted wardrobe with mirror sliding door and a window to the front aspect.

Bedroom 2

8'1" x 11'1" max (2.48 x 3.40 max)

Another double bedroom which is light and bright.

Bedroom 3

7'5" x 10'5" (2.27 x 3.18)

Single bedroom which is ideal as a child's bedroom or would make a good home office.

Bathroom

Modern white three piece suite with a low level WC, built in wash hand basin with storage beneath and a bath with a shower over. Stylishly tiled and a window to the front aspect.

Garage and parking

12'5" x 12'1" (3.8 x 3.69)

Boasting an integral single garage and a driveway to both the front and rear for additional parking.

Gardens

Well landscaped gardens to the side and rear with paved patio areas, Astro turf lawns and all enclosed.

Material Information - Littleborough

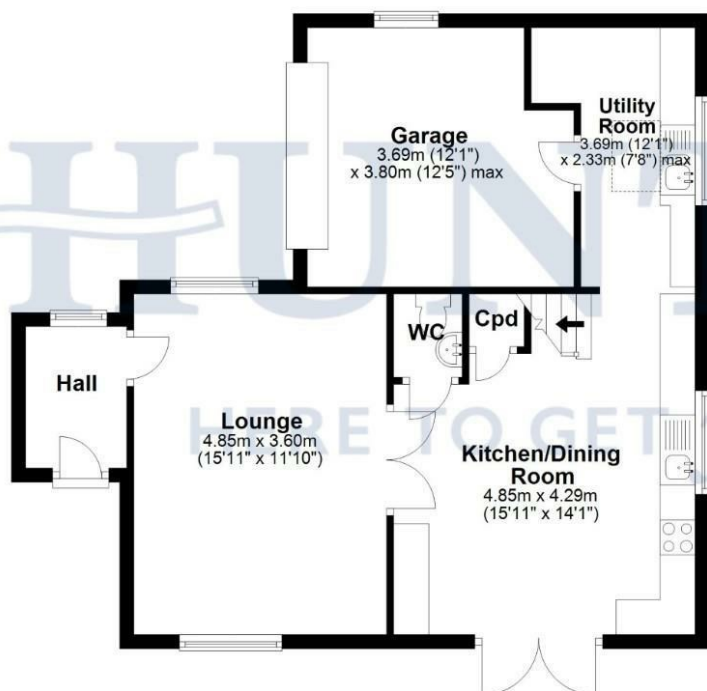
Tenure Type; FREEHOLD

Council Tax Banding; Rochdale Council Band C

Floorplan

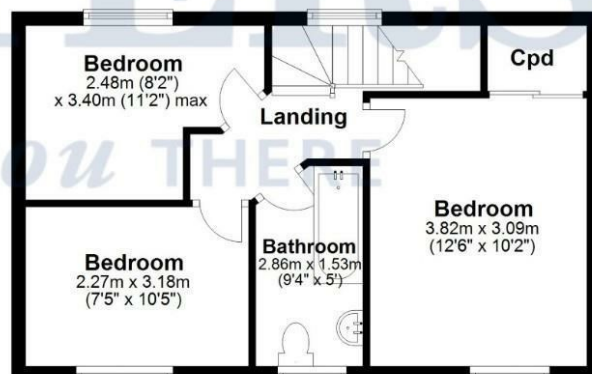
Ground Floor

Approx. 62.9 sq. metres (676.6 sq. feet)



First Floor

Approx. 38.8 sq. metres (417.6 sq. feet)

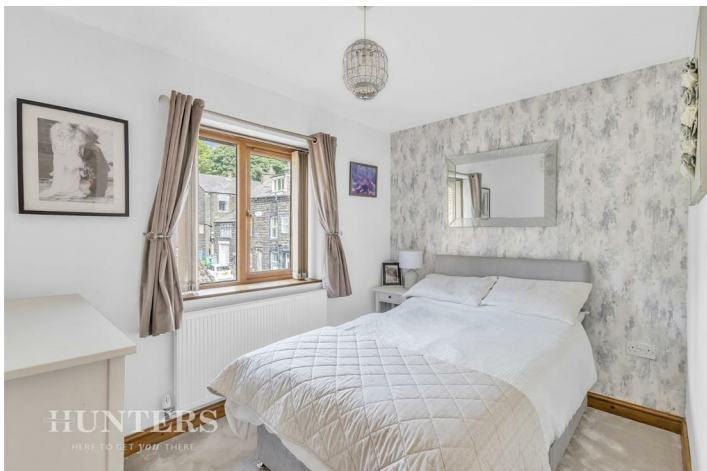


Total area: approx. 101.7 sq. metres (1094.2 sq. feet)

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.

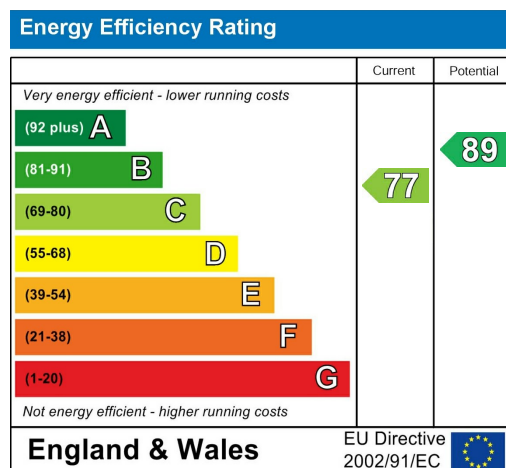
Created by EveryCloud Photography on behalf of Hunters Littleborough
Plan produced using PlanUp.







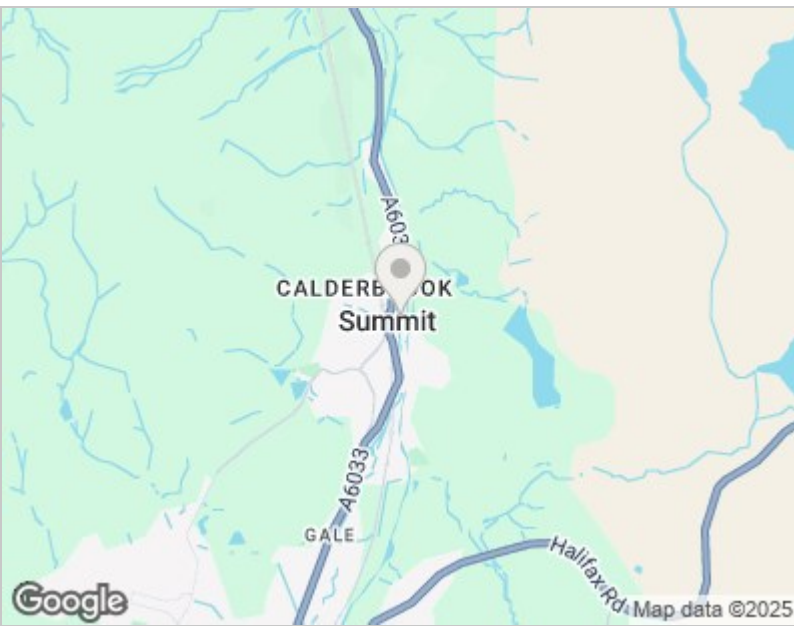
Energy Efficiency Graph



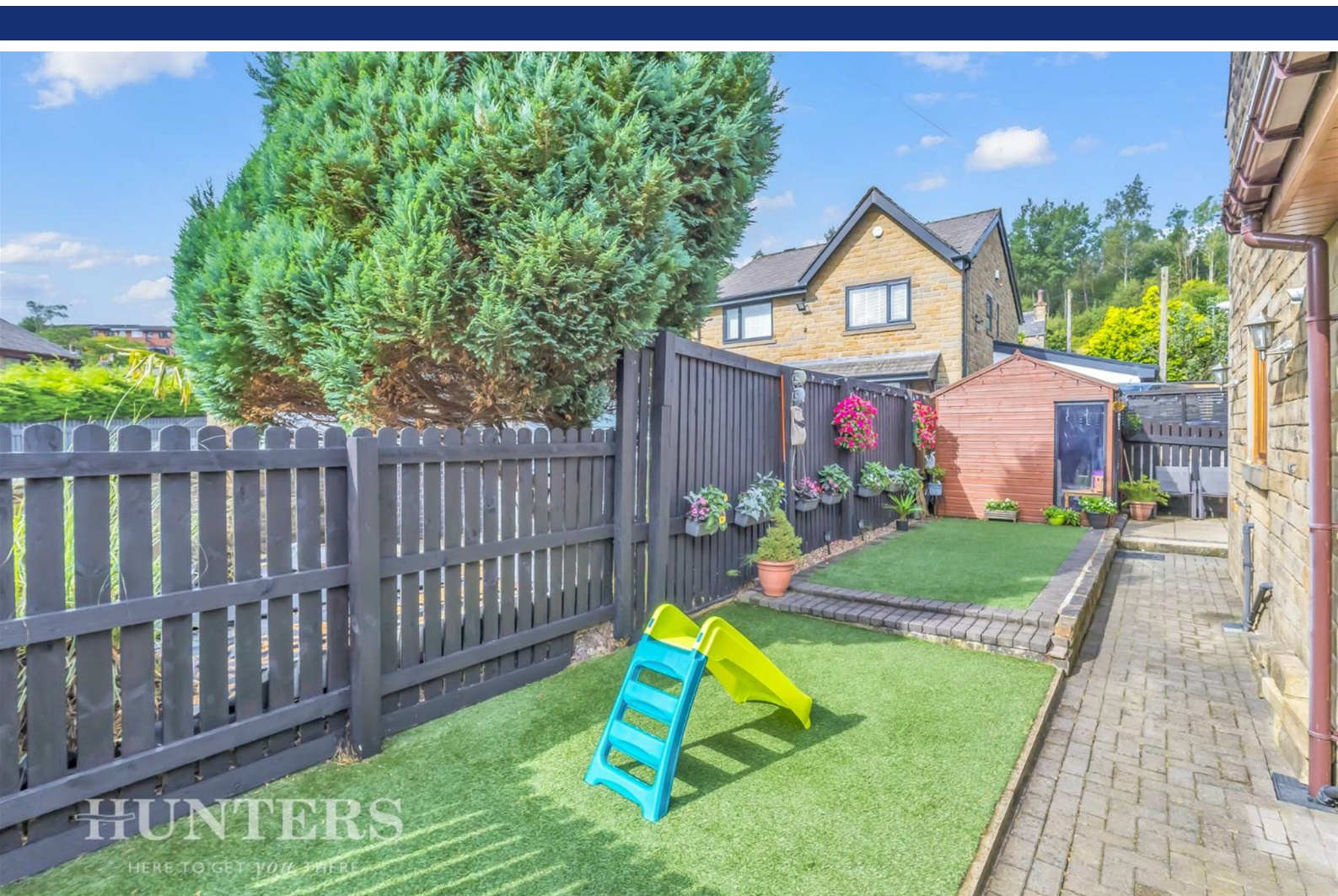
Viewing

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.

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