

Barnes Meadows, , Littleborough, OL15 9PW

- SEMI-DETACHED PROPERTY
- POPULAR RESIDENTIAL LOCATION, A SHORT DISTANCE FROM LITTLEBOROUGH VILLAGE
- GARDENS TO THREE SIDES
- EPC RATING
- THREE BEDROOMS
- OPEN COUNTRYSIDE VIEWS TO THE FRONT
- COUNCIL TAX BAND A
- FREEHOLD

£180,000



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DESCRIPTION

This spacious and well-maintained three-bedroom semi-detached property is ideally located just a short distance from Littleborough village, offering easy access to a range of local amenities including schools, shops, and a main line train station with direct routes to both Manchester and Leeds city centres.

The property features generous accommodation throughout, comprising a welcoming entrance hall, a spacious lounge, a well-proportioned dining kitchen, three bedrooms, and a modern bathroom suite.

Externally, the home boasts a large rear garden—perfect for families and ideal for outdoor entertaining. To the front enjoys far reaching countryside views.

An excellent opportunity for first-time buyers or growing families and viewings are highly recommended!



Entrance Hallway

A bright and inviting entrance hall that offers the ideal space for hanging coats and storing shoes. Providing access to all ground floor rooms, this practical area also features a staircase leading to the first floor.

Lounge

20'10" x 11'5" max

A generously sized lounge featuring large windows to both the front and rear, allowing for an abundance of natural light throughout the day.

Kitchen

10'1" x 7'2"

A modern fitted kitchen featuring a comprehensive range of wall and base units, complemented by a stainless steel sink and drainer. There is an overhead extractor fan and ample space for freestanding appliances, including a cooker, fridge freezer, washing machine, and tumble dryer. A side door provides direct access to the rear garden.

Landing

With access to all first floor rooms and window to the side elevation providing ample natural light.

Bedroom One

9'8" x 11'5"

A spacious double bedroom located to the rear of the property overlooking the garden.

Bedroom Two

10'9" max x 9'2"

A further double bedroom located to the front of the property enjoying open countryside views.

Bedroom three

7'5" x 9'5" max

A single bedroom located to the front of the property enjoying open countryside views.

Bathroom

9'8" x 7'9"

A modern bathroom suite, comprising of a bath with overhead electric shower, low level WC and wash basin. With a useful storage cupboard and window to the rear and side elevation.

Garden

To the front, the property features a lawned garden with open countryside views, while to the rear, boasts a large lawned garden, ideal for families.

Material Information - Littleborough

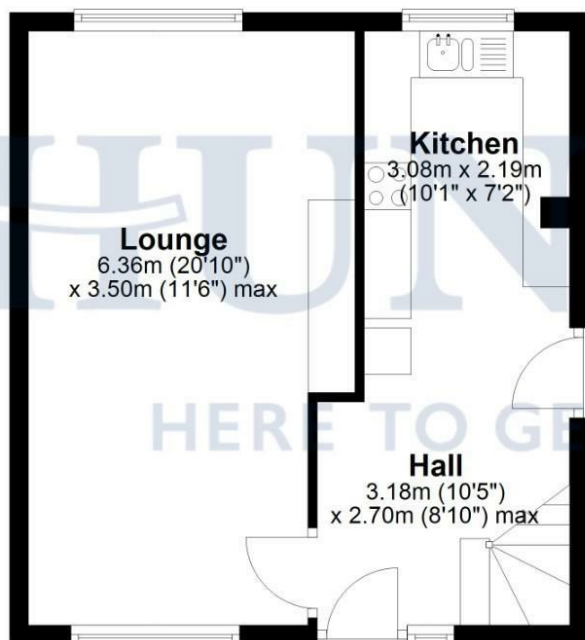
Tenure Type; FREEHOLD

Council Tax Banding; ROCHDALE COUNCIL BAND A



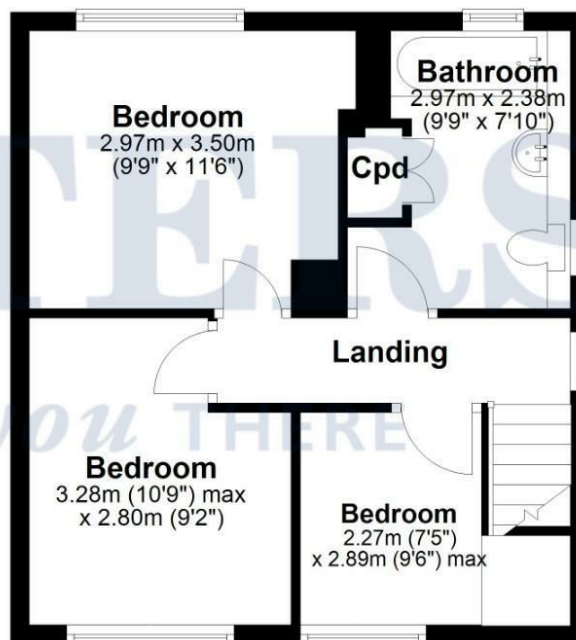
Ground Floor

Approx. 36.8 sq. metres (396.1 sq. feet)



First Floor

Approx. 36.4 sq. metres (391.6 sq. feet)



Total area: approx. 73.2 sq. metres (787.7 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

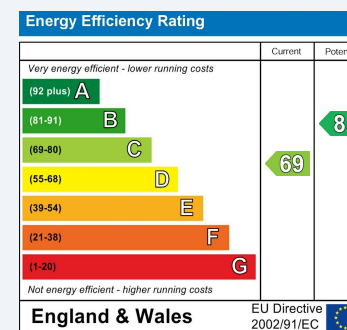
Please contact littleborough@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



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.