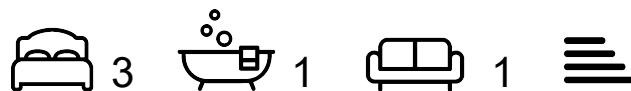




Norfolk Close

Littleborough, OL15 9PU

£185,000



- MODERN END TERRACE PROPERTY
- LIGHT, BRIGHT AND AIRY ACCOMODATION THROUGHOUT
- ENCLOSED GARDEN
- HIGHLY POPULAR RESIDENTIAL LOCATION
- COUNCIL TAX BAND A

- THREE BEDROOMS
- MODERN DINING KITCHEN
- DRIVEWAY PARKING TO THE SIDE
- EPC RATING TBC
- FREEHOLD

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Hunters Estate Agents are pleased to present this beautifully presented three-bedroom end-terrace home, offering light-filled accommodation throughout. Ready to move straight into, this property is an excellent choice for first-time buyers, young families, or those looking to upsize.

The accommodation briefly comprises a welcoming entrance hall, a spacious lounge, and an open-plan dining kitchen, creating the perfect space for both everyday family life and entertaining guests. To the first floor are three well-proportioned bedrooms and a modern family bathroom. The property also benefits from gas central heating and double glazing throughout.

Externally, the property features a driveway to the side, providing convenient off-road parking, together with an enclosed rear garden, ideal for children, pets, or outdoor dining.

Situated just a short distance from the heart of Littleborough village, the property enjoys easy access to a wide range of local amenities, including highly regarded schools, shops, cafés, and the mainline railway station, offering direct services to both Manchester and Leeds.

An early viewing is strongly recommended to fully appreciate everything this fantastic property has to offer.

Hall

A welcoming entrance hall with stairs leading to the first floor and door leading to the lounge.

Lounge

10'11" x 16'6" max (3.32m x 5.04m max)

This bright and spacious lounge benefits from large windows that fill the room with natural light, neutrally decorated walls create a calm atmosphere and ample space for a range of furnishings.

Dining Kitchen

9'6" x 19'9" (2.90m x 6.02m)

Offering a modern and airy feel, the dining kitchen is fitted with a range of wall and base units, and contrasting wooden effect worktops, arranged in an L-shape to maximise space. A white farmhouse sink sits beneath a window overlooking the garden, while integrated appliances include an oven and hob with overhead extractor fan. The wood-effect herringbone flooring adds character, and two windows ensure ample daylight. This room also provides space for a large dining table and access to the rear garden.

Landing

8'1" x 8'8" (2.47m x 2.64m)

The first-floor landing is carpeted and painted in neutral tones, creating a clean and airy space. It provides access to all bedrooms, the bathroom, and includes built-in storage cupboards, enhancing practicality.

Bedroom 1

10'11" x 12'10" (3.32m x 3.91m)

The main bedroom is a comfortable double room with a large window to the front elevation that allows natural light.

Bedroom 2

9'6" x 10'9" (2.90m x 3.28m)

This second bedroom is a double bedroom with a large window that brings in plenty of daylight.

Bedroom 3

7'10" x 8'8" (2.39m x 2.64m)

The smallest of the three bedrooms with a built-in storage cupboard, perfect for a child's bedroom or study space.

Bathroom

5'4" max x 8'8" (1.63m max x 2.64m)

The family bathroom includes a bath with a shower over, a pedestal wash basin, and a low level WC. The walls are tiled around the bath area and the frosted window ensures privacy while allowing light in.

Rear Garden

The rear garden is enclosed by fencing and offers a timber decked seating area ideal for outdoor dining or relaxing. Beyond this, there is a gravelled area and a section prepared for planting or other uses.

Parking

A paved driveway can be located to the side of the property with parking for two cars.

Material Information - Littleborough

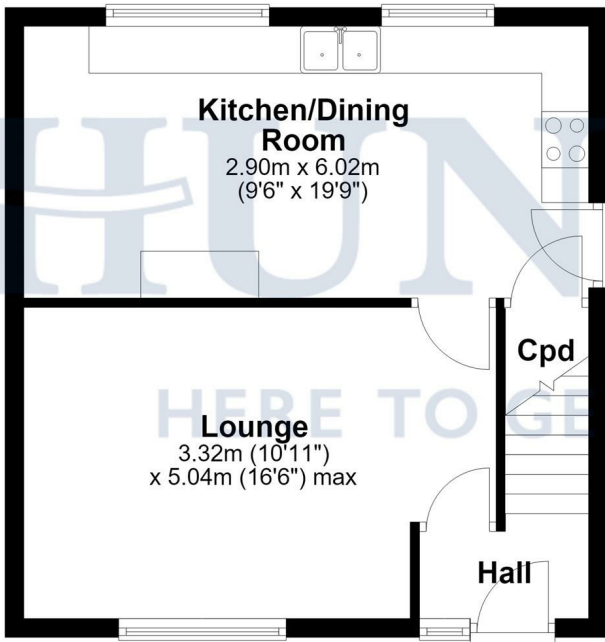
Tenure Type; FREEHOLD

Council Tax Banding; ROCHDALE COUNCIL BAND A

Floorplan

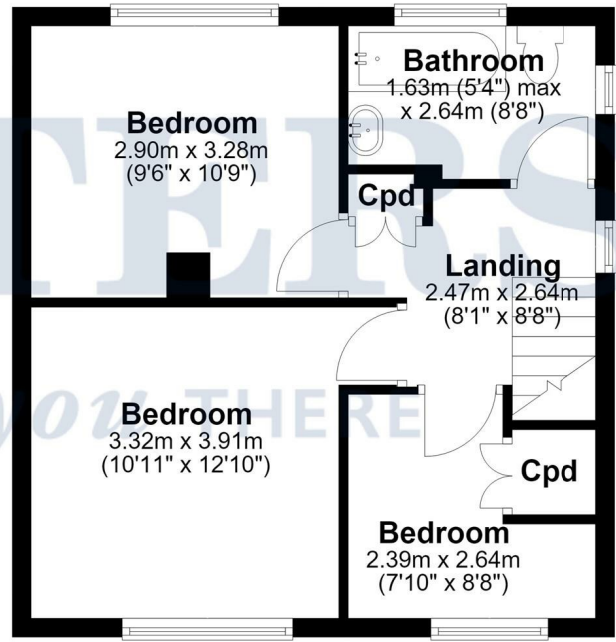
Ground Floor

Approx. 38.0 sq. metres (409.1 sq. feet)



First Floor

Approx. 38.0 sq. metres (409.1 sq. feet)



Total area: approx. 76.0 sq. metres (818.3 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.

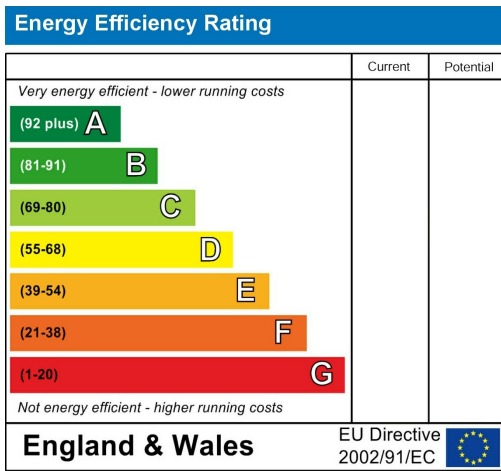
Created by EveryCloud Photography on behalf of Hunters Littleborough
Plan produced using PlanUp.







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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