

# HUNTERS®

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## Ribble Avenue

Littleborough, OL15 8EX

Offers In The Region Of £265,000



- MODERN SEMI DETACHED PROPERTY
- MODERN KITCHEN AND BATHROOM
- LARGE GARDEN TO THE REAR
- VIEWINGS ARE HIGHLY RECOMMENDED
- COUNCIL TAX BAND B

- THREE BEDROOMS
- HIGHLY SOUGHT AFTER LOCATION OF SHORE
- DRIVEWAY PARKING TO THE FRONT
- EPC RATING C
- FREEHOLD

Tel: 01706 390 500



# Ribble Avenue

Littleborough, OL15 8EX

Offers In The Region Of £265,000



Hunters Estate Agents are delighted to present to the market this beautifully presented three-bedroom semi-detached family home, ideally situated in the highly sought-after area of Shore. Enjoying the best of both worlds, this property is situated close to picturesque open countryside while being just a short distance from Littleborough village, offering a wide range of local amenities, including excellent schools, shops, and a direct train station providing convenient access to both Manchester and Leeds city centres.

Upon entering, you are welcomed into a lounge and dining area that provides a warm and inviting atmosphere. The layout of the home is thoughtfully designed, ensuring a seamless flow between the living areas and the kitchen.

The property boasts a modern family bathroom with separate WC and three generously sized bedrooms, providing ample space for comfortable family living. Externally, it benefits from private driveway parking to the front and a large rear garden, complete with a paved seating area—perfect for relaxing or entertaining guests.

With its appealing features and prime location, viewings are highly recommended.

### Hallway

A welcoming hallway with glass panels that allow natural light to enter. A compact storage cupboard is conveniently located beneath the stairs, while tasteful decorative touches add warmth and charm to this inviting entrance.

### Lounge / Dining Area

11'10" x 13'5" / 11'1" x 9'3" (3.60m x 4.10m / 3.38m x 2.81m)

This generously proportioned lounge is bright and comfortable, with a large window that overlooks the front exterior, allowing plenty of daylight to fill the room. The light wood flooring adds warmth and complements the neutral walls. The room is spacious enough to accommodate ample seating and integrates seamlessly with the dining area beyond, where patio doors open out to the rear garden, enhancing the feeling of indoor-outdoor flow.

### Kitchen

12'9" x 10'2" (3.89m x 3.11m)

The kitchen is thoughtfully designed, offering ample work surfaces and plenty of storage within its grey shaker-style cabinetry. A large window above the sink provides a pleasant view of the rear garden and floods the room with daylight. The kitchen is fitted with modern appliances including an integrated oven and hob, fridge freezer and plumbing for a washing machine.

### Landing

The first floor landing is bright and spacious, connecting the bedrooms, bathroom, and WC.

### Bedroom 1

13'7" max x 11'6" (4.14m max x 3.50m)

This double bedroom benefits from a generous amount of natural light through a wide window overlooking the front of the property. Neutral walls and light wood flooring create a calm and restful atmosphere, with space for ample bedroom furniture and additional storage solutions.

### Bedroom 2

11'7" max x 11'6" (3.52m max x 3.50m)

Another well-proportioned double bedroom, this room also enjoys natural light from a large window facing the rear garden. The room is decorated in soft neutral shades with light wood flooring.

### Bedroom 3

10'1" max x 7'11" (3.09m max x 2.42m)

A smaller versatile room with a window overlooking to the front, currently arranged as an office space, however would make a comfortable small double. It offers potential as a third bedroom or study, featuring neutral décor and wood-effect flooring that make it a practical addition to the home.

### Bathroom

2'8" x 5'7" (0.81m x 1.70m)

The bathroom is tiled in light neutral tones and fitted with a panelled bath with over head shower, a pedestal sink, and a low level WC. A frosted window provides privacy while allowing natural light to brighten the space.

### WC

Equipped with a low level WC and a small hand basin, complemented by a window that allows natural light to enter, maintaining a bright and fresh feel.

### Rear Garden

The rear garden offers a delightful outdoor space with a paved patio area perfect for seating. Steps lead up to a raised lawn bordered by fencing, providing a private and secure area for gardening, play, or relaxation.

### Parking

To the front offers a resin driveway, creating private off road parking for three cars. Gated access can be found to the side of the property, leading to the rear garden.

### Material Information - Littleborough

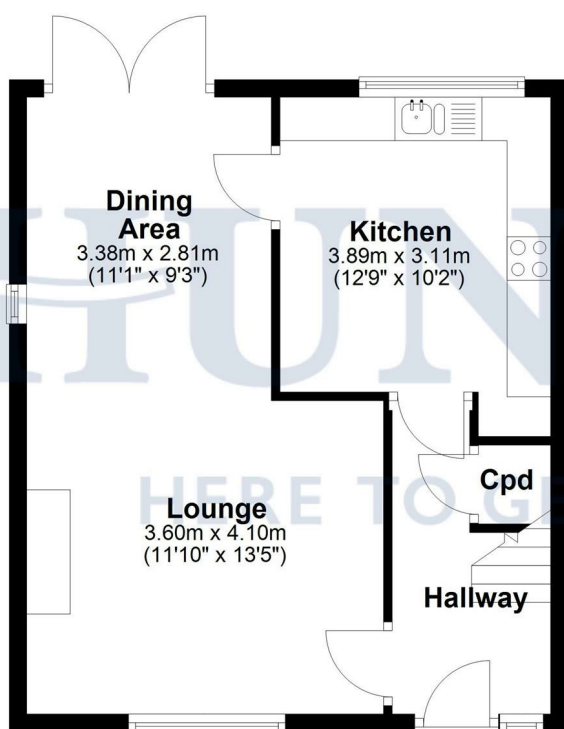
Tenure Type; FREEHOLD

Council Tax Banding; ROCHDALE COUNCIL  
BAND B

## Floorplan

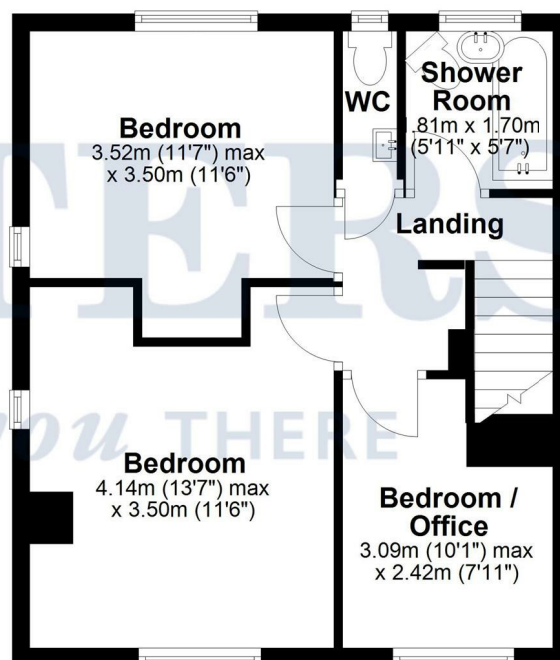
### Ground Floor

Approx. 42.6 sq. metres (458.9 sq. feet)



### First Floor

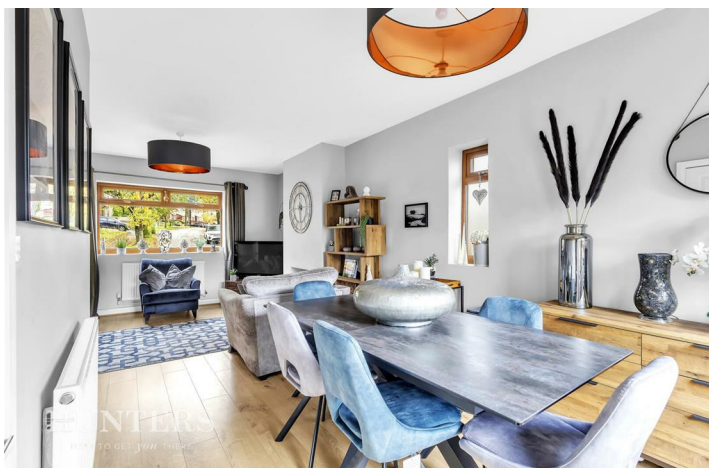
Approx. 42.6 sq. metres (458.8 sq. feet)



Total area: approx. 85.3 sq. metres (917.7 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.

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



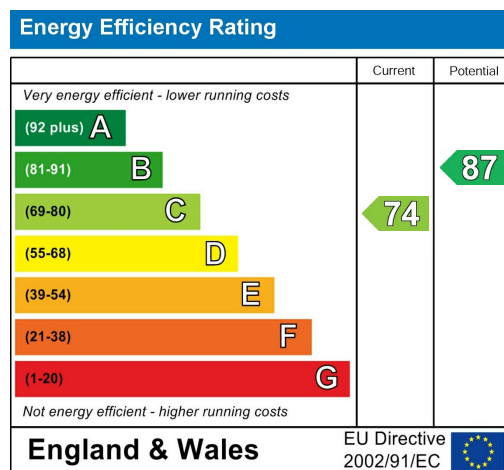








## Energy Efficiency Graph

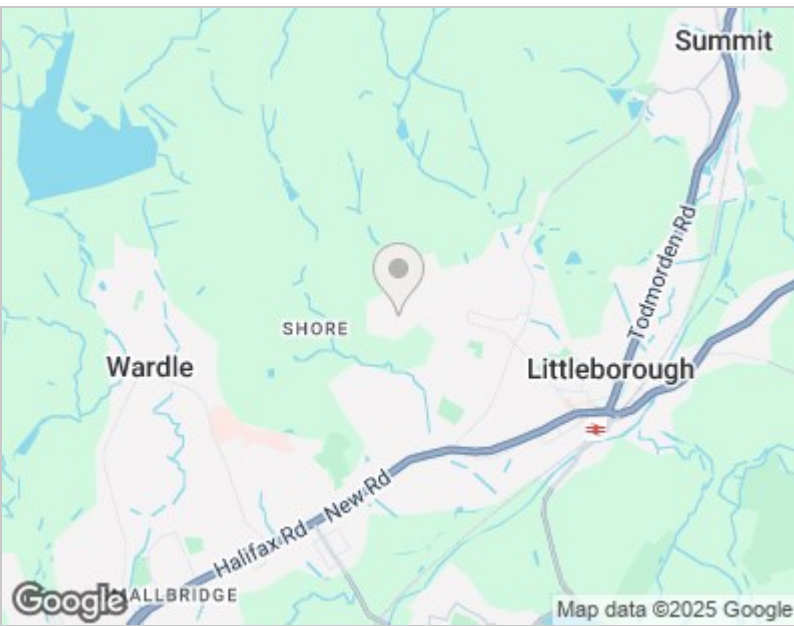


## Viewing

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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