



Meadow Walk

Littleborough, OL15 8LL

£350,000



- THREE BEDROOM SEMI-DETACHED HOME
- SPACIOUS LOUNGE DINER & MODERN FITTED KITCHEN
- GROUND FLOOR BEDROOM WITH EN-SUITE SHOWER ROOM
- SOLD WITH NO CHAIN
- EPC RATING C
- POPULAR BENTS FARM LOCATION IN LITTLEBOROUGH
- CONSERVATORY OVERLOOKING THE REAR GARDEN
- GARAGE WITH OFF-ROAD PARKING
- COUNCIL TAX BAND C
- LEASEHOLD

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Tucked away in the area of Bents Farm, Meadow Walk in Littleborough presents a splendid opportunity to acquire a beautifully maintained semi-detached house. This charming property is set back from the road, offering a delightful outlook and surroundings, complemented by gardens to the front, side, and rear. Additionally, off-road parking and a garage is conveniently available at the rear of the property.

Upon entering, a welcoming entrance hall leads to a spacious lounge through diner, perfect for both relaxation and entertaining. The modern kitchen is well-equipped, and the adjoining conservatory provides a lovely space to enjoy the garden views. The ground floor also features a comfortable bedroom with an en-suite shower room, making it ideal for guests or family members seeking ground floor living.

Venturing to the first floor, you will find two further generously sized double bedrooms, each offering ample space and natural light. A well-appointed family bathroom suite completes this level, ensuring convenience for all.

This property is also conveniently located near the local amenities that Littleborough and its neighbouring towns have to offer. With its blend of comfort, space, and a picturesque setting, a viewing is highly recommended to fully appreciate all that this delightful home has to offer.

Hall

6'7" x 10'1" (2.00m x 3.06m)

The hall welcomes you with neutral walls and carpeted floors, and features a staircase with a traditional balustrade leading to the upper floors. It offers a bright and practical space with a window beside the front door, allowing natural light to gently filter in.

Bedroom

11'4" x 10'1" (3.46m x 3.06m)

This bedroom on the ground floor benefits from a large window that fills the room with natural light, complemented by soft neutral decor and carpeted flooring. It offers a calm and comfortable space to rest or work from home.

Wet Room En-Suite

Located off the bedroom downstairs, a three piece wet room style en-suite with wash hand basin, WC and shower.

Lounge Dining Kitchen

27'9" x 11'11" max (8.46m x 3.64m max)

Spacious and bright, the open-plan lounge flows seamlessly into the kitchen area, with large windows facing the front and rear allowing plenty of daylight to fill the space. The lounge area is carpeted and decorated in warm neutral tones, creating a welcoming environment to relax. The kitchen is fitted with modern high-gloss cabinets and striking marble-effect worktops and splashbacks, with integrated appliances and a wood-effect herringbone floor that adds character. The kitchen also features a door leading to the conservatory, enhancing the flow of the home.

Conservatory

9'3" x 13'6" (2.83m x 4.11m)

The conservatory is a bright and airy space with panoramic windows on three sides and French doors that open onto the rear garden. It is styled with light flooring and a ceiling fan, making it ideal for dining or relaxation while enjoying views of the outdoor decking area and garden beyond.

Landing

The landing at the first floor offers access to the bedrooms and bathroom, with neutral carpeted floors and a large window providing natural light to the stairwell below.

Bedroom 2

11' max x 11'11" (3.36m max x 3.63m)

This first-floor bedroom, features a large window that overlooks the front garden. Neutral walls and carpeted

flooring create a restful atmosphere, complemented by a ceiling fan.

Bedroom 3

9'5" x 8'8" (2.87m x 2.63m)

The second bedroom on this floor is a smaller, bright room with a front-facing window and neutral décor. It provides a versatile space suitable as a child's bedroom, study, or guest room.

Bathroom

Family bathroom to the first floor. Three piece suite and a window to the front aspect.

Rear Garden

The rear garden is an enclosed, low-maintenance outdoor space with a large raised wooden decking area ideal for al fresco dining and entertaining. It is surrounded by brick and panel fencing for privacy, with access to the garage and outbuilding. The garden enjoys a pleasant view over neighbouring properties and greenery beyond, offering a peaceful retreat.

Front Exterior

The front exterior features a neatly maintained lawn bordered by shrubs, with a paved pathway leading to the front door. The property is a semi-detached house with a brick façade and tiled roof, set in a quiet residential area with roadside parking available.

Garage

16'9" x 8'8" (5.10m x 2.64m)

The garage is a single outbuilding with ample space for a car or additional storage. It has a traditional up-and-over door and is situated at the rear of the property with convenient access from the driveway.

Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 939

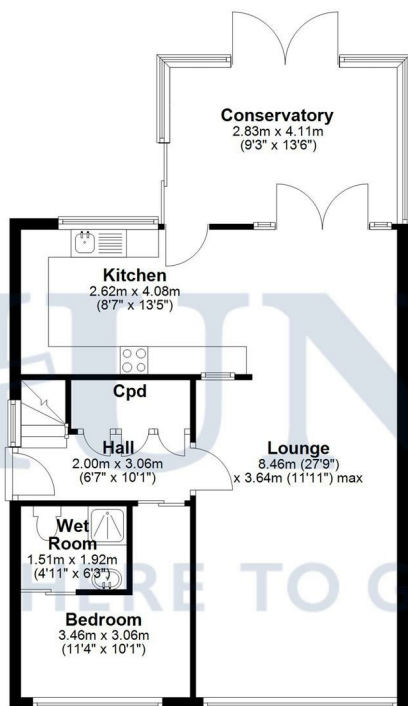
Leasehold Annual Ground Rent Amount £10.00

Council Tax Banding; ROCHDALE COUNCIL BAND C

Floorplan

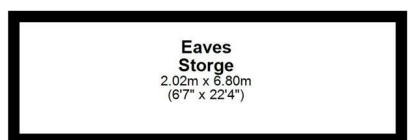
Ground Floor

Approx. 69.6 sq. metres (748.8 sq. feet)



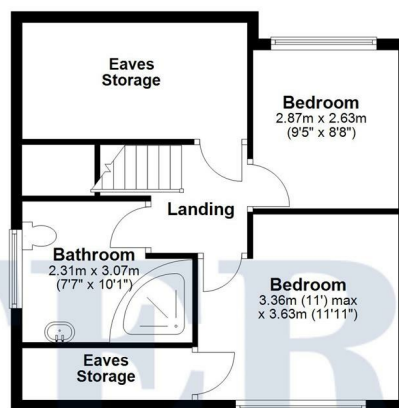
Second Floor

Approx. 13.7 sq. metres (147.7 sq. feet)



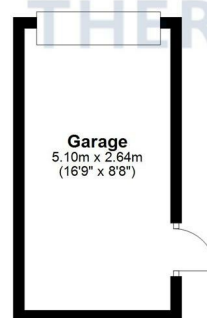
First Floor

Approx. 44.5 sq. metres (479.1 sq. feet)



Outbuilding

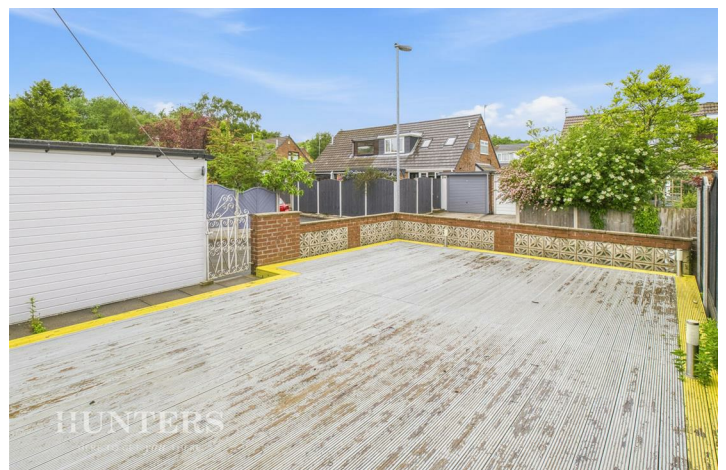
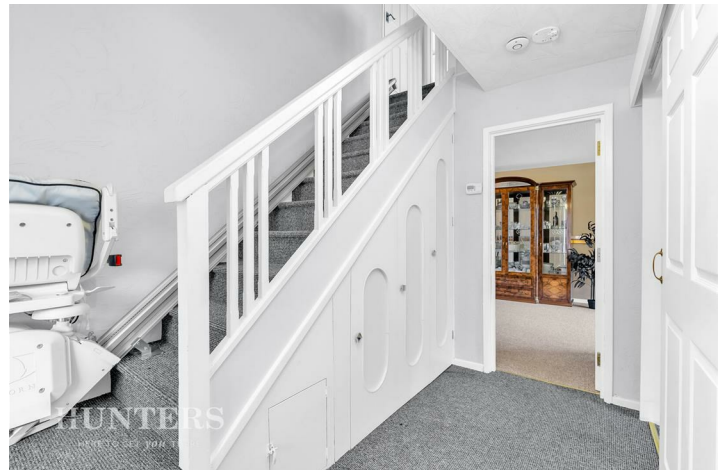
Approx. 13.5 sq. metres (144.9 sq. feet)



Total area: approx. 141.3 sq. metres (1520.5 sq. feet)

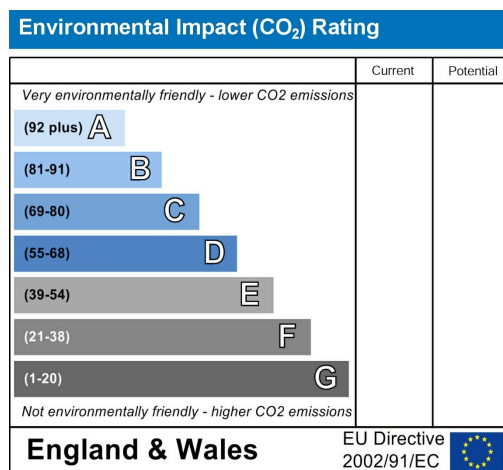
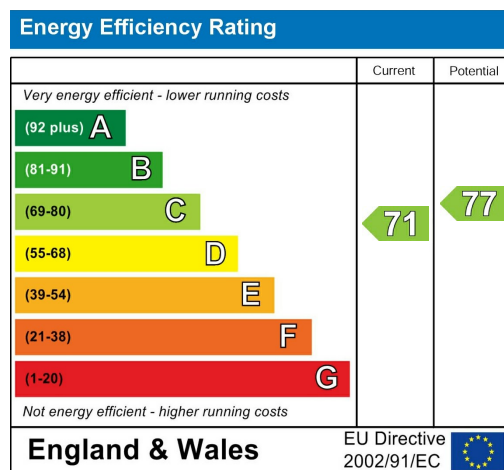
Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.
Created by EveryCloud Photography on behalf of Hunters Littleborough
Plan produced using PlanUp.







Energy Efficiency Graph



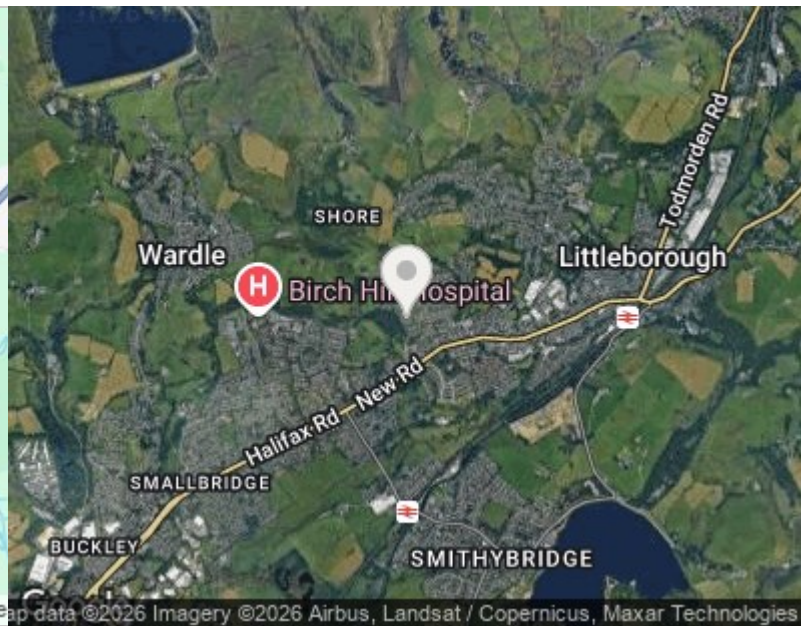
Viewing

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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