

HUNTERS[®]

HERE TO GET *you* THERE



Dearnley Close

Littleborough, OL15 8QZ

£190,000



Council Tax: B



1 Dearnley Close

Littleborough, OL15 8QZ

£190,000



Hall

A welcoming entrance hall, a useful place to store shoes and coats with a staircase leading to the first floor.

Lounge

14'9" x 13' max (4.49m x 3.97m max)

The lounge is a bright and spacious room featuring a large window that allow natural light to flood in. Connecting the dining room via an arched opening with decorative stonework, adding character and flow between the spaces.

Dining Room

9'4" x 7'8" (2.84m x 2.35m)

This dining room benefits from a large window overlooking the rear garden, offering plenty of natural light. With enough space for a dining table and chairs, making it a cosy area for family meals and entertaining. The room is open to the lounge via the stone archway.

Kitchen

9'4" x 8'2" (2.84m x 2.49m)

A fitted kitchen, comprising of a range of wall and base units and stainless steel sink. Well equipped with a built-in oven, hob, extractor fan, and space for and undercounter fridge and freezer, as well as plumbing for a washing machine, A window and a door provide views and access to the rear garden.

Landing

6'7" x 6'9" (2.00m x 2.05m)

The landing includes a storage cupboard and provides access to all first-floor rooms.

Bedroom 1

14'3" x 9'2" (4.33m x 2.80m)

A spacious double bedroom located to the front of the property.

Bedroom 2

9'10" x 9'2" (2.99m x 2.80m)

A further double bedroom located to the rear of the property enjoying views over looking the garden.

Bedroom 3

8'10" x 6'9" max (2.68m x 2.05m max)

The smallest of the three bedrooms, located to the front of the property which would make an ideal single bedroom or home office.

Bathroom

7'1" x 6'9" (2.15m x 2.05m)

The bathroom is fitted with a white three-piece suite comprising a curved bath with a shower attachment, pedestal wash basin, and a low level WC. Partly tiled and a frosted window to the rear.

Garage and Parking

A large garage can be located to the side of the property with and up and over door, and rear door leading to the garden. Private driveway parking can be located to the front of the garage.

Rear Garden

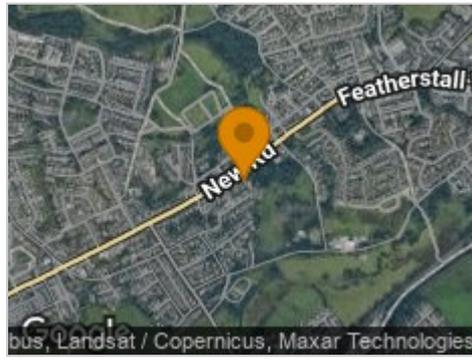
The rear garden has a paved patio area enclosed with newly installed fencing, planted borders along the edges and a decorative curved brick wall, offering a private outdoor space for relaxation or entertaining.



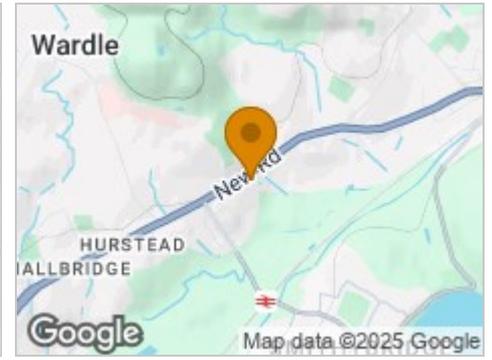
Road Map



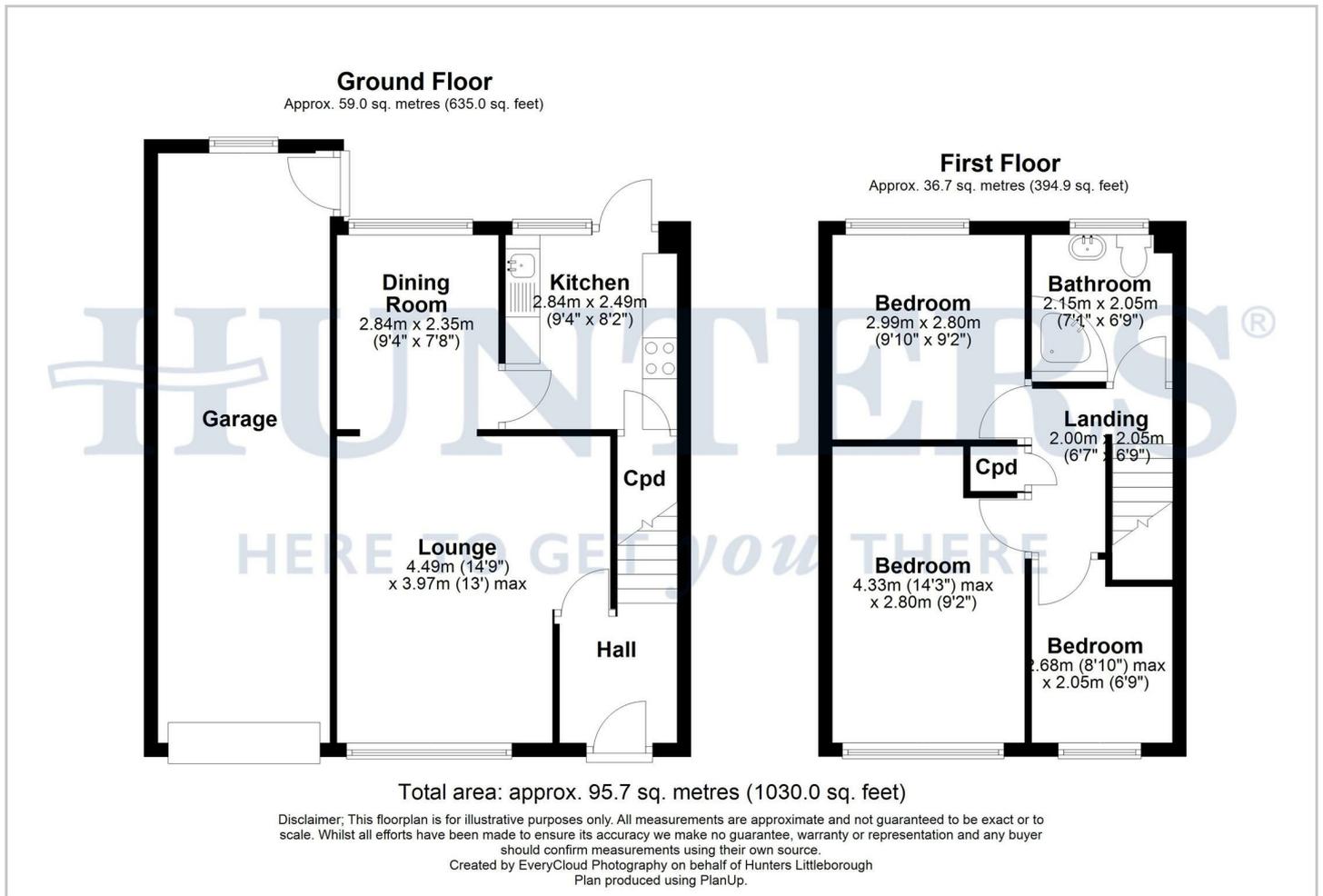
Hybrid Map



Terrain Map



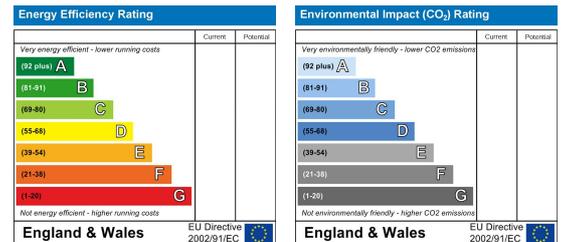
Floor Plan



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.

Energy Efficiency Graph



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.