HUNTERS®

HERE TO GET *you* THERE

Cleggswood Avenue

Littleborough, OL15 0DE

£250,000

3 1 1 C

- LIGHT & SPACIOUS THREE-BEDROOM HOME
- GENEROUS, BEAUTIFULLY MAINTAINED GARDEN
- MODERN BOILER, GAS CENTRAL HEATING & DOUBLE GLAZING
- NO ONWARD CHAIN
- EPC RATING C
- SPACIOUS LOUNGE & DINING KITCHEN
- DRIVEWAY & EXCELLENT OUTDOOR STORAGE
- CLOSE TO HOLLINGWORTH LAKE & LOCAL AMENITIES
- COUNCIL TAX BAND B
- FREEHOLD

Tel: 01706 390 500

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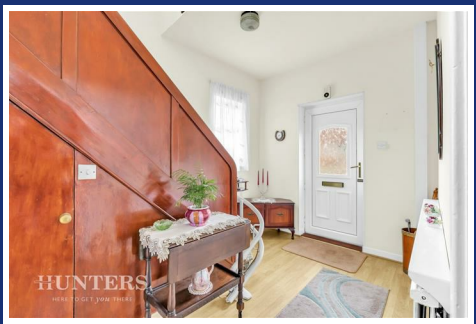

Located in a popular residential area of Smithybridge, within walking distance of Hollingworth Lake, a sought-after primary school and the mainline train station, Hunters are delighted to bring to the market this much-loved family home, which has been lovingly owned by the same family since the 1960s.

Offering spacious and light accommodation throughout, the property presents a fantastic opportunity for a new owner to make it their own. The house has been well cared for over the years and offers excellent scope for personalisation, whilst already benefiting from a modern boiler, gas central heating and double glazing.

The accommodation comprises a welcoming entrance hall, spacious lounge, dining kitchen with useful pantry cupboard, first-floor landing, three bedrooms, shower room and separate WC.

Externally, the property benefits from a generous and beautifully maintained garden, making it ideal for those looking for good outdoor space. There is also a driveway providing off-road parking, along with two outdoor storage buildings, a shed and greenhouse.

The location is a particular highlight, with Hollingworth Lake and its surrounding countryside close by, along with local amenities, well-regarded schooling and excellent transport links from Smithy Bridge railway station.

A rare opportunity to purchase a much-loved family home in this popular location, offering generous accommodation, lovely gardens and plenty of potential. Offered for sale with no onward chain.

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Hallway
11'5" x 7'11" max (3.48m x 2.40m max)
A welcoming hallway featuring a traditional wooden staircase and the space is brightened by natural light from a window beside the front door, creating an inviting entrance to the home.

Lounge
13'5" x 12'2" (4.09m x 3.71m)
This cosy lounge boasts a large window that fills the room with natural light and classic fireplace serves as a charming focal point offering a comfortable and restful space.

Dining Kitchen
10'7" x 20'5" (3.24m x 6.22m)
A bright dining kitchen with a generous window overlooking the garden, allowing plenty of daylight to flood in. The kitchen is arranged with wooden base units and space for appliances, while the dining area comfortably accommodates space table and chairs, making it perfect for family meals.

Bedroom 1
11'2" x 12'7" (3.40m x 3.84m)
A main bedroom featuring a large window that overlooks the garden, filling the room with natural light. The space includes fitted wardrobes with a built-in vanity area, offering ample storage and practicality while maintaining a comfortable and restful atmosphere.

Bedroom 2
10'11" x 12'7" (3.32m x 3.84m)
A second double bedroom with a large window providing a view of the front of the property. Fitted cupboards above the bed offer additional storage.

Bedroom 3
7'11" x 9'7" (2.42m x 2.91m)
A third bedroom featuring a window that allows natural light to brighten the space. The room is neutrally decorated and carpeted, suitable for use as a single bedroom or study.

Shower Room
A modern shower room with tiled walls and a walk-in shower enclosure. It includes a vanity unit with a sink and a window for ventilation, combining practicality with a fresh, clean design.

WC
A separate WC located next to the shower room, fitted with a toilet and a window for light and ventilation.

Rear Garden
A peaceful rear garden with a paved patio area leading onto a well-maintained lawn bordered by mature plants and shrubs. The garden includes a greenhouse, a storage shed, and a further outbuilding, offering plenty of space for outdoor activities and gardening.

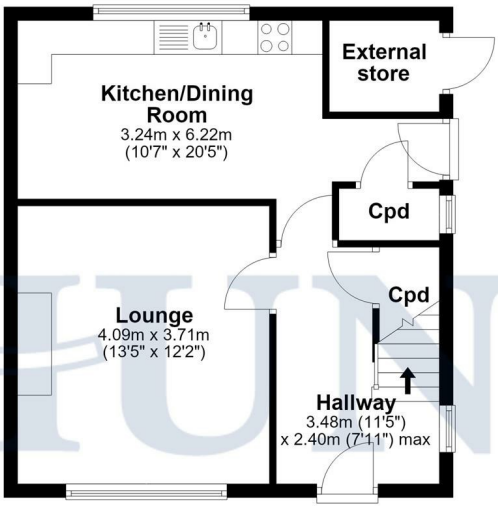
Store
8'2" x 7'9" (2.49m x 2.36m)
An external store outbuilding providing practical additional storage space, accessed from the rear garden.

Driveway Parking
A private driveway can be found to the front of the property. Further on street permit parking can be located to the front of the property.

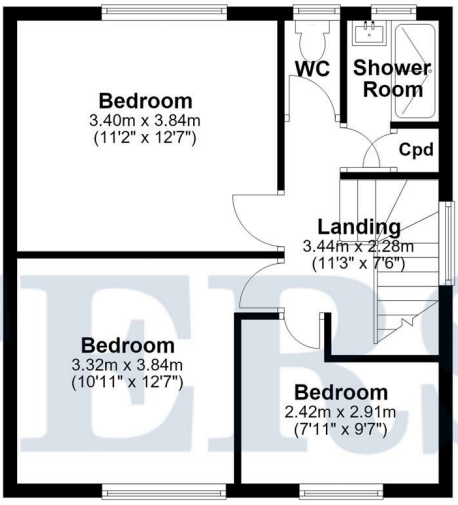
Material Information - Littleborough
Tenure Type; FREEHOLD
Council Tax Banding; ROCHDALE COUNCIL BAND B

Floorplan

Ground Floor
Approx. 42.4 sq. metres (456.2 sq. feet)



First Floor
Approx. 42.4 sq. metres (456.2 sq. feet)



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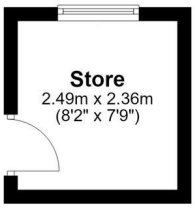
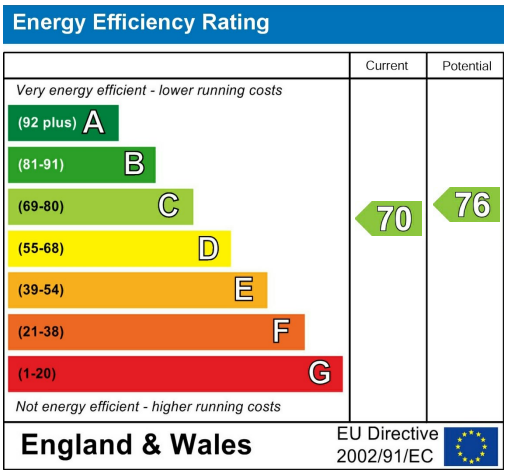
Outbuilding
Approx. 5.9 sq. metres (63.1 sq. feet)

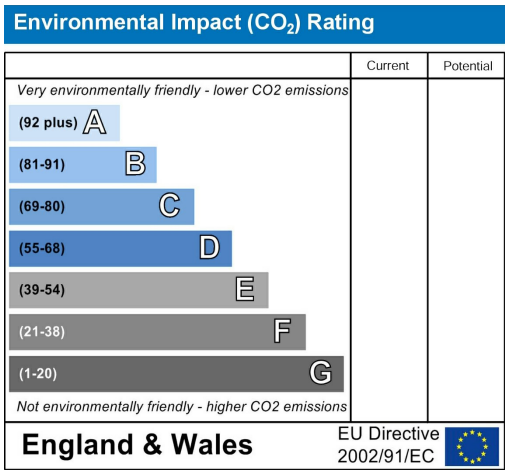


Total area: approx. 90.6 sq. metres (975.4 sq. feet)

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

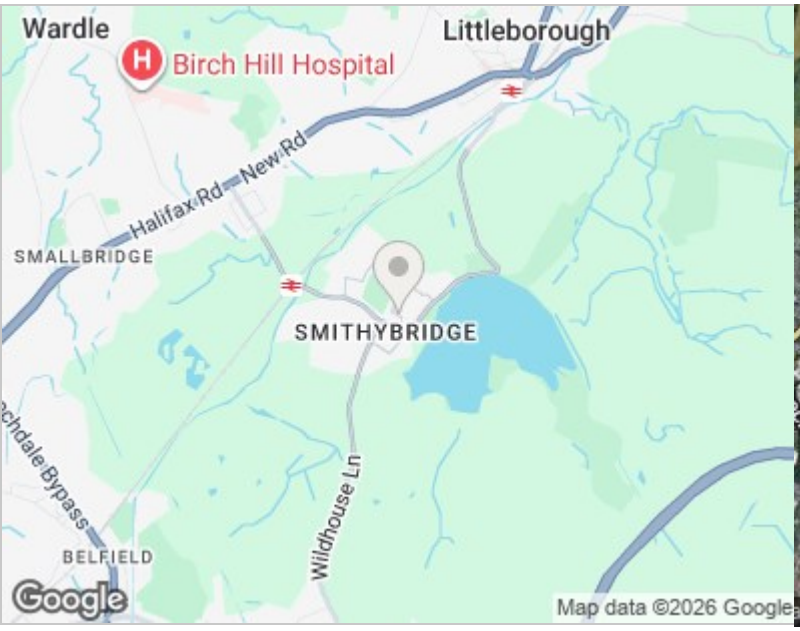




Viewing

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

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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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https://www.hunters.com

The Property Ombudsman