

HUNTERS®

HERE TO GET *you* THERE



Cleggswood Avenue

Hollingworth Lake, Littleborough, OL15 0DE

£250,000



- WELL PRESENTED SEMI DETACHED HOUSE
- CONSERVATORY
- HOLLINGWORTH LAKE LOCATION
- VIEWING HIGHLY RECOMMENDED
- EPC RATING B
- THREE BEDROOMS
- ATTRACTIVE GARDENS
- CONVENIENT FOR SCHOOLS AND TRANSPORT
- COUNCIL TAX BAND B
- FREEHOLD

Tel: 01706 390 500

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Hunters Estate Agents are pleased to offer to the market this three-bedroom semi-detached home, which is located in a highly sought-after residential area, just a short distance from the beautiful Hollingworth Lake Country Park. Offering a welcoming feel throughout, the property provides spacious and versatile living accommodation, perfect for modern family life.

The ground floor comprises an entrance hall, a comfortable lounge, a conservatory with insulated roof creating a cosy year-round space, and a stylish modern kitchen.

To the first floor there are three well-proportioned bedrooms and a family bathroom, with the added benefit of a useful attic room accessed via a pull-down ladder – ideal as a hobby room, study, or extra storage.

Outside, the large garden room/home office provides fantastic flexibility for home working or leisure, while the front and rear gardens offer plenty of outdoor space for relaxing or entertaining. A driveway provides off-road parking for two cars.

The property is ideally positioned for families and commuters alike, close to well-regarded schools, Smithy Bridge railway station, and excellent motorway links at Milnrow.

A viewing comes highly recommended.

ENTRANCE PORCH

4'9" x 8'2" (1.45 x 2.5)

The property is approached via a welcoming entrance porch, providing a useful space for coats, shoes and everyday essentials before stepping into the main hallway.

HALLWAY

7'9" x 13'3" (2.36 x 4.04)

A generous entrance hall welcomes you into the home, featuring a spindle staircase, useful under-stairs storage cupboard and doors through to the kitchen and lounge.

LOUNGE

11'11" x 13'3" (3.63 x 4.04)

A welcoming lounge positioned at the rear of the home, offering generous living space. A feature fireplace with fitted gas fire creates a cosy focal point, while sliding doors open seamlessly into the conservatory, making it perfect for both relaxing and entertaining.

CONSERVATORY

8'4" x 10'1" (2.53 x 3.07)

An attractive conservatory with a modern insulated and cladded roof, making it a comfortable space to enjoy all year round. Finished with a laminate floor and electric storage heater, the conservatory features double doors opening out onto the patio and rear garden, creating a lovely flow between the home and outdoor space.

BREAKFAST KITCHEN

8'8" x 16'9" (2.65 x 5.1)

A modern and well-equipped kitchen fitted with a built-in oven, gas hob, and integrated dishwasher, with space provided for a fridge/freezer and washing machine. Offering an excellent range of base and eye-level units, together with a useful pantry cupboard, the kitchen also features a breakfast bar for casual dining. With windows to both the front and side, and a side external door, the room enjoys plenty of natural light and convenient access to the outside.

LANDING

With access to all first floor rooms and loft space.

BEDROOM 1

10'11" x 11'11" (3.33 x 3.63)

A spacious double bedroom over looking the rear garden.

BEDROOM 2

9'11" x 11'1" (3.02 x 3.37)

A further double bedroom located to the area of the property overlooking the garden.

BEDROOM 3

8'0" x 9'9" (2.45 x 2.97)

The smallest of the three bedrooms, an ideal single bedroom, nursery or home office.

BATHROOM

5'7" x 12'7" (1.71 x 3.83)

Fitted with a panelled bath with shower, vanity unit, low suite wc, tiled flooring a chrome heated towel rail.

LOFT ROOM

10'1" x 17'9" (3.08 x 5.41)

Accessed via ladder from the landing, the loft space provides a superb storage or hobby room. There is power and light, and a Velux style skylight window.

GARDENS

The private rear garden is a feature of the property, having a stone patio, lawn, and mature beds and borders. There is a large brick built store, which is the perfect for additional storage.

PARKING

A paved driveway parking provides private parking for several cars.

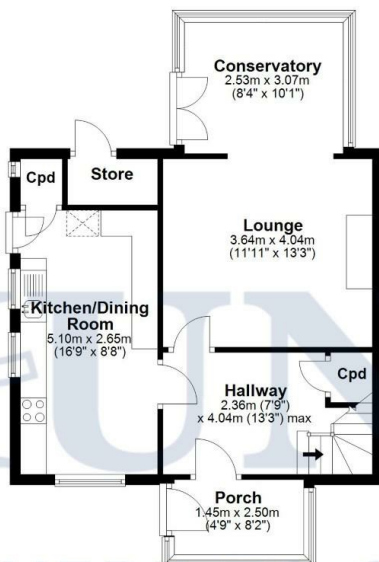
Material Information - Littleborough

Tenure Type; FREEHOLD

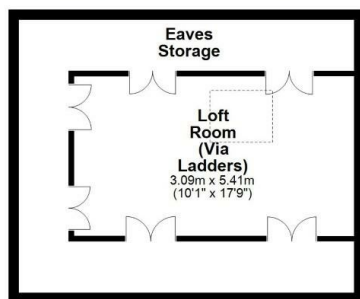
Council Tax Banding; ROCHDALE COUNCIL
BAND B

Floorplan

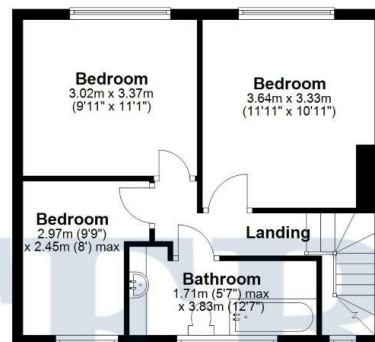
Ground Floor
Approx. 53.3 sq. metres (574.1 sq. feet)



Second Floor
Approx. 34.0 sq. metres (366.2 sq. feet)



First Floor
Approx. 41.7 sq. metres (449.0 sq. feet)

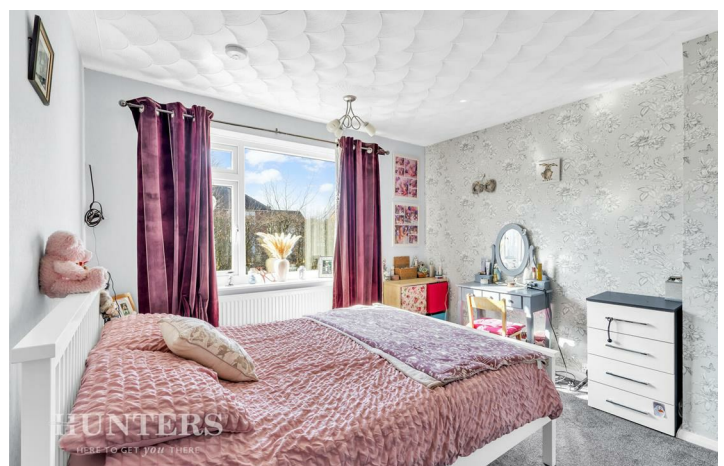


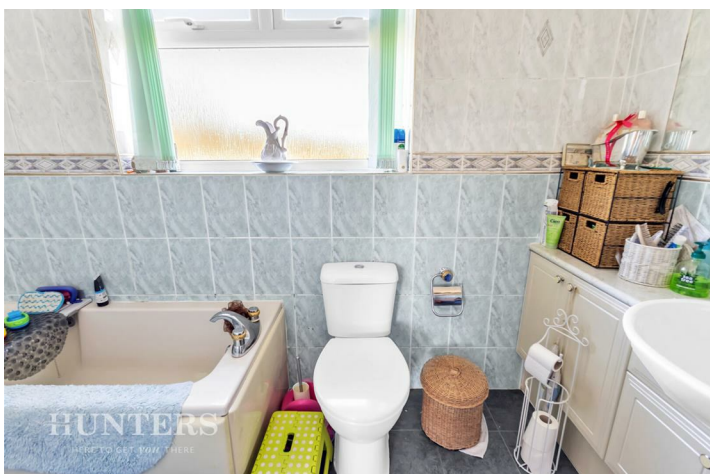
Outbuilding
Approx. 15.8 sq. metres (169.5 sq. feet)



Total area: approx. 144.8 sq. metres (1558.9 sq. feet)

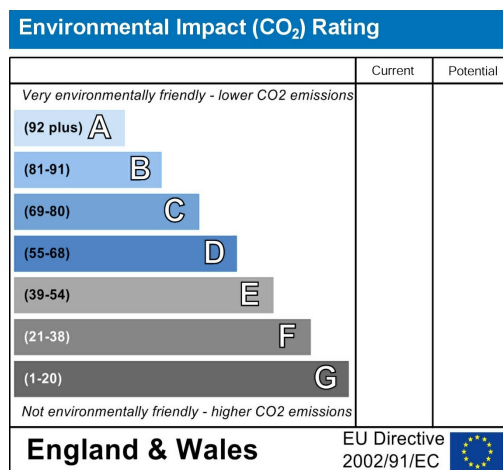
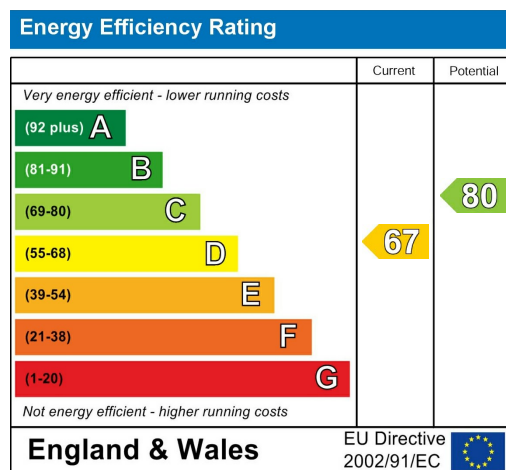
Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own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







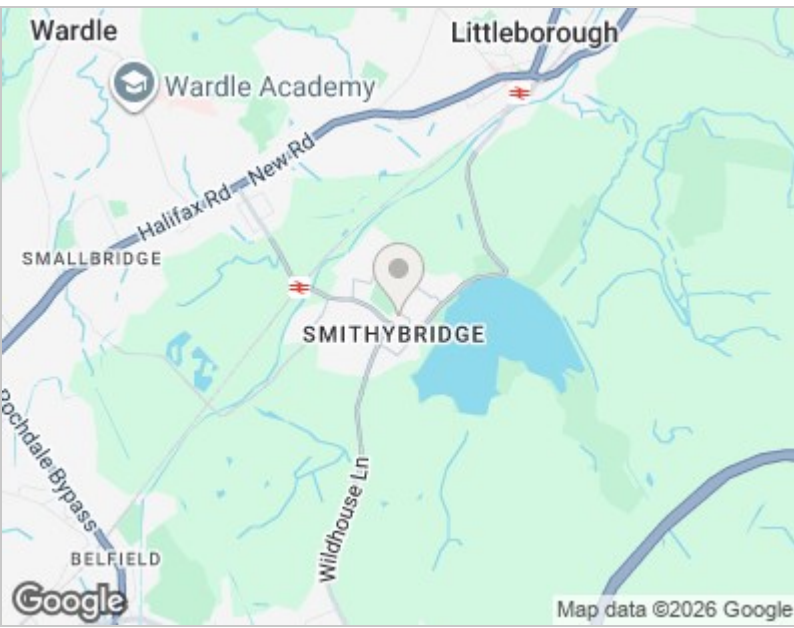
Energy Efficiency Graph



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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