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Dividend Drive

Littleborough, OL15 9HD

£230,000

2 1 1 B

- MODERN TOWNHOUSE
- SITUATED IN THE HEART OF LITTLEBOROUGH VILLAGE
- GARDEN TO THE FRONT
- FREEHOLD
- EPC RATING B
- TWO DOUBLE BEDROOMS
- WALKING DISTANCE TO HARE HILL PARK AND TRAIN STATION
- ALLOCATED PARKING SPACE
- COUNCIL TAX BAND B

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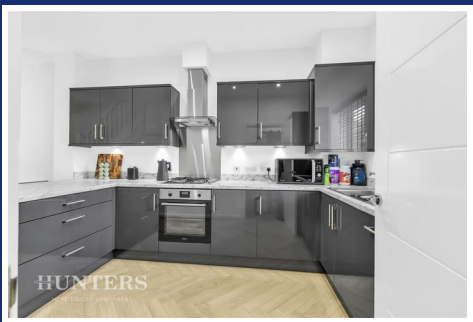


A stylish and contemporary townhouse offering beautifully presented open-plan living accommodation, two generous double bedrooms and allocated parking, ideally situated within the heart of Littleborough village.

Internally offers a welcoming entrance hallway with a convenient ground-floor WC, leading through to an impressive open-plan living space. The contemporary fitted kitchen flows seamlessly into the dining area, which in turn opens into a comfortable lounge area, creating a bright and sociable environment ideal for both everyday living and entertaining.

To the first floor are two well-proportioned double bedrooms, complemented by a stylish and contemporary family bathroom.

Externally, the property benefits from an attractive garden frontage and an allocated block-paved parking space.

Situated on a popular development just off Hare Hill Road, the property enjoys an excellent location within easy reach of Littleborough's village centre, with its range of shops and local amenities. Hare Hill Park is also close by, while Littleborough railway station is just a short walk away, providing convenient commuter links.

Combining modern styling, practical accommodation and a highly desirable location, this appealing home is sure to attract considerable interest.

Early viewing is strongly recommended to fully appreciate all that this property has to offer.

Hall
A welcoming hallway, creating a warm and inviting entrance to the home.

Kitchen Area
11'6" x 8'6" (3.51m x 2.60m)
The kitchen area is fitted with sleek grey units complemented by marble-effect work surfaces. It benefits from integrated appliances including a gas hob, extractor, oven, fridge freezer and dishwasher, while ample storage is provided by both wall and base cabinets. The wood-effect herringbone flooring extends seamlessly into the adjoining dining and lounge space, creating a cohesive and contemporary feel.

Lounge/Dining Room
22'11" x 12'7" (6.98m x 3.85m)
Spanning the length of the property, this bright and spacious lounge/dining area offers plenty of room for both relaxing and entertaining. Large windows at the rear flood the space with natural light, while the stylish herringbone flooring and neutral décor provide a modern and inviting atmosphere. The layout naturally divides into seating and dining areas, making it ideal for family living and gatherings.

WC
A convenient WC on the ground floor features a modern white suite with a pedestal basin and a low-level toilet, accented with contemporary tiling and a heated towel rail for added comfort.

Landing
12'4" x 7'3" (3.76m x 2.21m)
The landing provides access to both bedrooms and the bathroom, with light carpeting and a simple, fresh décor that complements the upstairs space.

Bedroom 1
12'11" x 12'7" (3.93m x 3.85m)
This well-proportioned bedroom benefits from a large window that fills the room with natural light. Neutral tones and a stylish feature wall create a calm and restful environment.

Bedroom 2
12'4" x 12'7" (3.75m x 3.85m)
The second bedroom is similarly spacious, featuring light carpeting and a large window. The room offers ample space for bedroom furniture, making it suitable as a double or guest room.

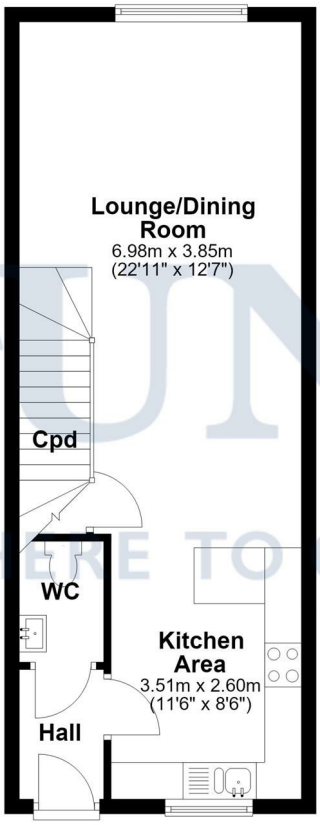
Bathroom
8'11" x 5'0" (2.71m x 1.53m)
A modern bathroom fitted with a white suite includes a bath with a shower over, a pedestal basin, and a toilet. The walls are attractively tiled in a two-tone scheme, and the floor is finished with large white tiles, creating a clean and stylish space.

Material Information - Littleborough
Tenure Type; FREEHOLD
Service charge: £168.00 per annum
Council Tax Banding; ROCHDALE COUNCIL BAND B

Floorplan

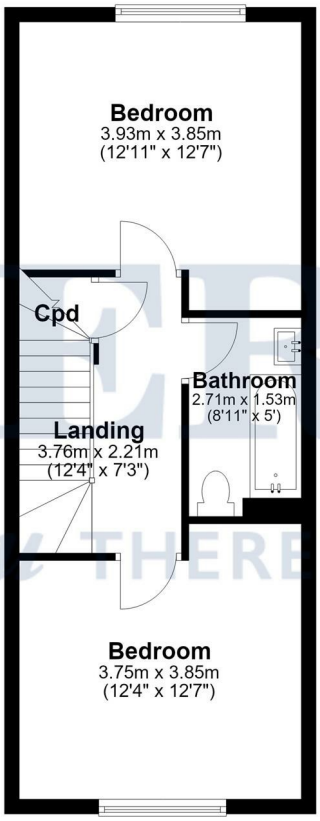
Ground Floor

Approx. 40.7 sq. metres (438.4 sq. feet)



First Floor

Approx. 40.7 sq. metres (438.4 sq. feet)



Total area: approx. 81.5 sq. metres (876.8 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.



















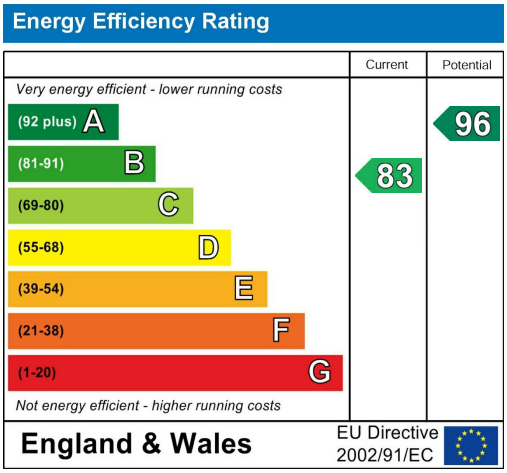


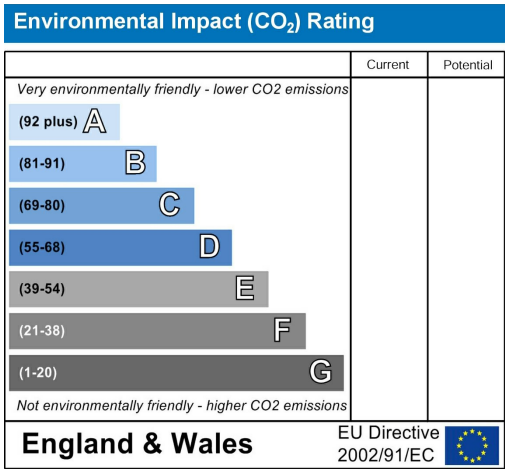






Energy Efficiency Graph





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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