



## Hodder Avenue

Shore, Littleborough, OL15 8EU

£225,000



- STUNNING VIEWS
- SOUGHT AFTER LOCATION
- DRIVEWAY PROVIDING OFF ROAD PARKING
- VIEWING HIGHLY RECOMMENDED
- EPC RATING C
- LARGE REAR GARDEN
- THREE BEDROOMS
- SOLAR PANELS INSTALLED
- LEASEHOLD
- COUNCIL TAX BAND B

# Hodder Avenue

Shore, Littleborough, OL15 8EU

£225,000



A fabulous opportunity has come to the market to purchase this family home located in this sought after area of Shore, within Littleborough, offering stunning and enviable far-reaching views and a wonderful large garden. The property itself requires modernisation but is well maintained with a new roof installed four years ago and solar panels fitted. The accommodation briefly comprises of an extended entrance hall, kitchen, downstairs WC and lounge with stunning views to the rear aspect. To the first floor there are three bedrooms and a shower room. Outside the property offers a generous amount of space from the recently laid resin driveway, providing off-road parking and a landscaped front garden. There is access to the side of the property leading to a side entrance to the house and access to the rear garden which is such a fantastic size for any growing family. This property is ideal for any buyer looking to be within a sought after area, with easy access to Littleborough village centre and wants to create a wonderful home. A viewing comes highly recommended.



### Entrance Hall

As you enter the property you're welcomed into the spacious hallway, the stairs leading to first floor landing, there is useful storage beneath and a door which takes you into the kitchen and living room.

### Dining kitchen

12'5" x 13'2" max (3.79 x 4.02 max)

A range of base and eye level units with space and plumbing for appliances. Windows to both the side and front aspects let in plenty of natural light. The kitchen offers space for dining table and a side door leads to the side porch.

### Downstairs WC

Original Low level WC.

### Lounge

12'4" x 16'8" (3.77 x 5.10)

The lounge is light and bright with fabulous views over looking the garden and the far reaching view beyond.

### Landing

Access to the loft which is part boarded with a light and a ladder.

### Bedroom 1

11'1" x 13'2" (3.38 x 4.02)

This double bedroom has built-in storage with a front aspect window which provides plenty of light to the room.

### Bedroom 2

11'9" x 9'10" (3.59 x 3.01)

Another good sized double bedroom with enviable views out to the rear aspect.

### Bedroom 3

8'11" x 9'10" (2.72 x 3.00)

A good sized third bedroom which could be used as a small double or great as a home office with a window to the rear aspect, benefiting from the view.

### Shower Room

6'0" x 7'3" (1.83 x 2.21)

Three piece suite with a low level WC, built in wash hand basin with storage and a separate shower with a newly installed electric shower. A window to the front aspect.

### Gardens and parking

Outside the property offers a generous amount of space from the recently laid resin driveway, providing off-road parking and a landscaped front garden. There is access to the side of the property leading to a side entrance to the house and access to the rear garden which is such a fantastic size for any growing family.

### Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 947

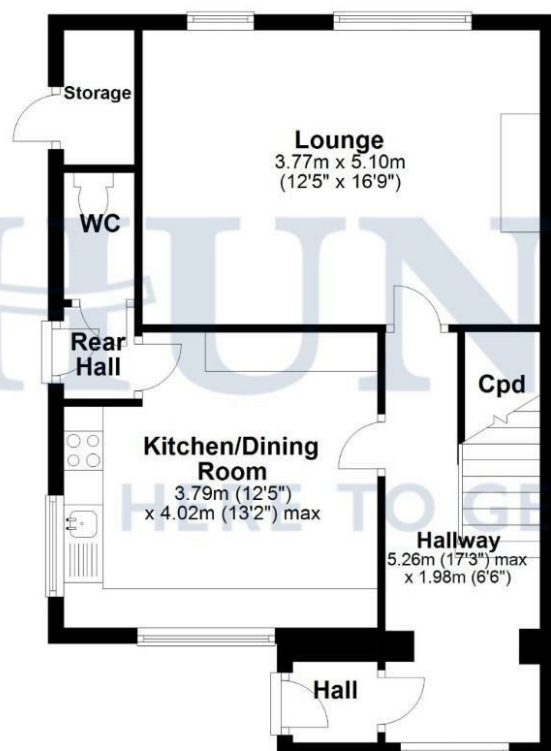
Leasehold Annual Ground Rent Amount £2.00

Council Tax Banding; ROCHDALE COUNCIL  
BAND B

## Floorplan

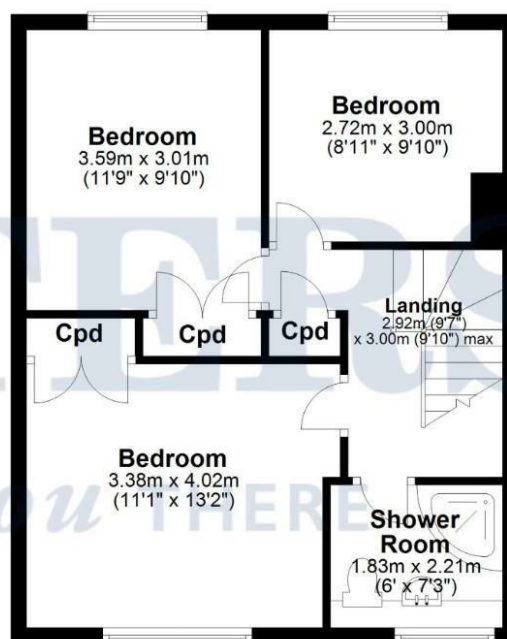
### Ground Floor

Approx. 51.4 sq. metres (553.2 sq. feet)



### First Floor

Approx. 46.7 sq. metres (503.1 sq. feet)



Total area: approx. 98.1 sq. metres (1056.4 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.



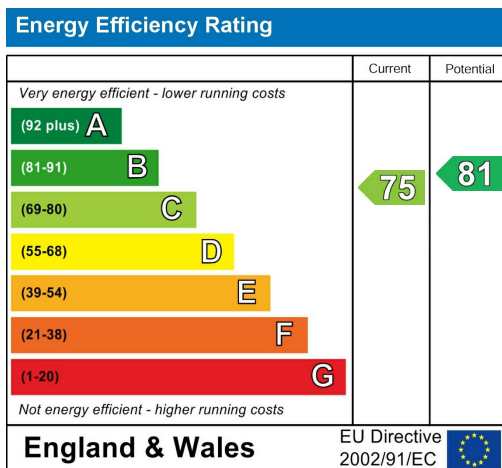








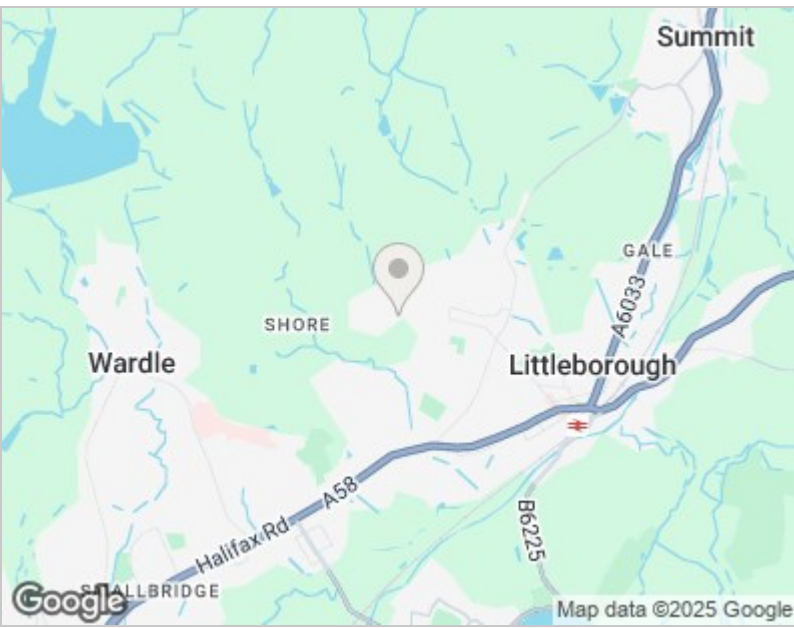
## Energy Efficiency Graph



## 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







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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