

# HUNTERS®

HERE TO GET *you* THERE

16 Lockside, Littleborough, OL15 0HX

£285,000

Property Images



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## Property Images





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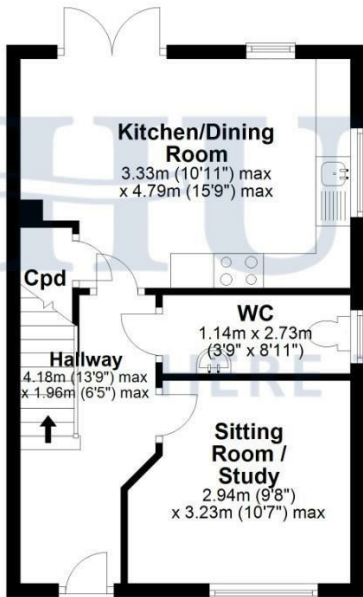
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## Property Images



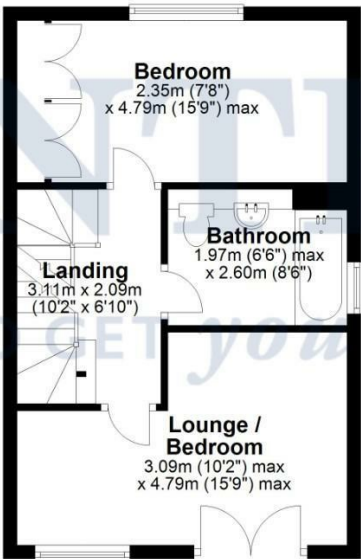
## Ground Floor

Approx. 36.4 sq. metres (392.0 sq. feet)



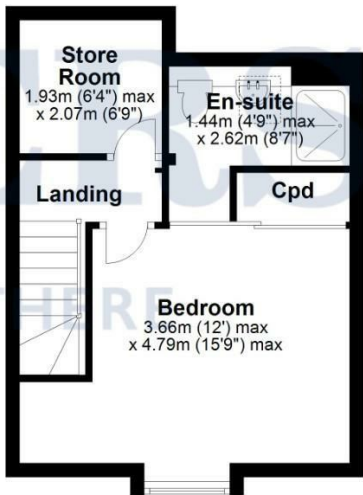
## First Floor

Approx. 36.4 sq. metres (392.0 sq. feet)



## Second Floor

Approx. 29.3 sq. metres (315.0 sq. feet)



Total area: approx. 102.1 sq. metres (1099.1 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  
Plan produced using PlanUp.

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		92
(81-91) <b>B</b>	80	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## Map



## Summary

Located within this idyllic and enviable setting, where you can watch the canal boats meander past and enjoy fabulous walks on your doorstep, yet still walking distance to the centre of the village and the main line train station. This truly is a must view property. Presented to the highest of standards, Hunters are pleased to be able to offer to the market this modern semi detached property which was built in 2018 offering accommodation over three levels. The current owners have improved this home further by landscaping the rear garden, which now offers a wonderful area to be able to sit out, enjoy and entertain. The property briefly comprises of an entrance hall, spacious fully integrated kitchen diner, downstairs WC and ground floor bedroom or for some, as the current owners, who have used it as a snug room. The first floor has a light and airy living room which benefits from the wonderful outlook down the canal, a well presented double bedroom and the family bathroom. An impressive master bedroom suite, dressing room and en-suite shower room can be located on the second floor. The private driveway to the side provides off road parking for two cars and has had an electric charging point installed. A wonderful opportunity which is likely to attract a variety of buyer types, including families, first timers, young professionals and downsizers. An internal viewing is highly recommended.

As you enter the home you are greeted by the stairs that lead to the first floor landing with a useful under stairs storage cupboard, the hallway follows through to the downstairs accommodation.

### Dining kitchen

10'11" x 15'8"

With a modern range of fitted base and wall units with stylish worktops, incorporating built in oven and hob, integrated fridge freezer, dishwasher and washing machine, with a wall mounted combi boiler. New flooring has recently been installed, and double doors open out onto the garden. There is plenty of space for a family dining table.

### Cloakroom/ WC

3'8" x 8'11"

Modern white low level WC, vanity unit, and tiled floor.

### Bedroom three

9'7" x 10'7"

UPVC double glazed window to the front aspect, central heating radiator and television point.

### First floor landing

10'2" x 6'10"

Providing access to the first floor rooms and the stairs to the second floor master suite.

### Lounge

10'1" x 15'8"

A lovely light and airy room with feature double glazed French doors leading out to the Juliette balcony which offers a wonderful outlook over the canal. TV point with Sky installation and Hive heating also installed.

### Bedroom two

7'8" x 15'8"

Overlooking the rear garden this well presented double bedroom is spacious, light and bright with fitted wardrobes.

### Bathroom

6'5" x 8'6"

White three piece suite briefly comprising of a panelled bath with a rainfall shower over, wall mounted basin with a wall mounted mirror, low suite WC, complementary tiling, spotlighting, and chrome towel radiator.

### Second floor landing

10'2" x 6'10"

With access to the master bedroom, shower room and dressing room.

### Master bedroom

12'0" x 15'8"

Spacious master bedroom with fitted wardrobes and access to the loft space which is boarded to be able to use for storage. Window to the front aspect offering a lovely outlook.

### Shower room

4'8" x 8'7"

Shower cubicle, wall mounted basin, low suite WC, complementary tiling, spotlighting, and skylight window.

### Dressing room

6'3" x 6'9"

A great addition in any home for storage and to create a great dressing area.

### Gardens & parking

The garden is beautifully landscaped with artificial grass and decked seating area, all fully enclosed. Also benefitting from outdoor electrical sockets and a tap. There is a driveway located to the side of the property with parking for up to two cars with an electrical charging point.

### Material Information - Littleborough

Tenure Type; FREEHOLD

Annual Service/Maintenance Charge;

Council Tax Banding; BAND C



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