

HUNTERS[®]

HERE TO GET *you* THERE



Gale Close

Littleborough, OL15 9EJ

Offers Over £269,950



- IMMACULATE TOWNHOUSE
- THREE BEDROOMS
- SUPERIOR QUALITY DINING KITCHEN
- GENEROUS GARDEN
- COUNCIL TAX BAND D

- ACCOMMODATION OVER THREE FLOORS
- MASTER WITH EN-SUITE
- INTEGRAL GARAGE & DRIVEWAY
- FREEHOLD (WITH SERVICE CHARGE)
- EPC RATING C

Tel: 01706 390 500

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Hunters Estate Agents are thrilled to offer a rare opportunity to purchase this immaculate mid-town house property. Positioned off the road side with other similar style properties and within easy reach of Littleborough centre and all the wonderful local amenities on offer, including local schools, shops and the main line train station. Set over three floors the spacious accommodation is light, bright and welcoming, uPVC double glazing and gas fired central heating via a newly installed boiler. The internal accommodation briefly comprises of an inviting entrance hall, downstairs WC, a generously sized kitchen diner which enjoys a superior selection of soft closing fitted units and drawers, inbuilt appliances and Corian work surfaces, with patio doors leading out into the rear garden. To the first floor there is a spacious landing area, which gives access to the tastefully decorated lounge, a front aspect bedroom with fitted wardrobes and the family bathroom. To the second floor, there are two further double bedrooms with the master suite benefiting from an en-suite shower room. Externally there is a driveway to the front which provides off road parking and an integral garage with an electric door. The rear garden is a generous size, which is on two levels and has been Astro-turfed making it easy to maintain and a lovely place to be able to sit out and enjoy. A viewing is highly recommended to fully appreciate this home and its location.

Entrance Hall

16'11" max x 6'6" max (5.18 max x 2.00 max)

A welcoming entrance hall with the stairs leading to the first floor that benefits from underneath storage. Tiled flooring and internal doors to the WC and the kitchen.

Downstairs WC

Modern white two piece suite comprising low level WC and wash hand basin.

Dining kitchen

9'5" max x 6'6" (2.89 max x 2.00)

A modern kitchen diner which offers a range of quality, soft closing, fitted base and wall units and drawers, inbuilt appliances including Neff oven and an integrated dish washer. High-end Corian work surfaces and a pull out corner kidney unit. uPVC double glazed window and patio doors lead out into the rear garden.

First Floor Landing

Stairs leading to the second floor, internal doors to the first floor accommodation.

Lounge

10'6" x 15'10" (3.22 x 4.83)

With two windows to the rear aspect over looking the rear garden, this is a well presented living room and a feature electric fire giving the room a lovely focal point.

Bedroom 3

9'6" max x 15'10" max (2.92 max x 4.83 max)

A good sized third bedroom which boasts fitted wardrobes and two windows to the front aspect.

Family Bathroom

6'0" x 8'9" (1.83 x 2.69)

Three piece white suite with newly fitted mixer taps to both the wash hand basin and the bath.

Second Floor Landing

Loft hatch access.

Bedroom 1

10'6" x 15'10" (3.22 x 4.83)

Generous and spacious master double bedroom with fitted wardrobes and drawer units. Two windows over look the rear garden and a door leads through to the en-suite.

En-suite Shower Room

6'0" max x 8'8" max (1.84 max x 2.66 max)

Three piece en-suite shower room, which is fully tiled and has a walk in style shower area, WC and wash hand basin.

Bedroom 2

9'6" max x 15'10" max (2.91 max x 4.83 max)

Second double bedroom, again a good size with fitted wardrobes, ideal for a child's bedroom and offers two windows to the front aspect.

Garage & Driveway

17'8" x 8'11" (5.4 x 2.73)

Externally there is a driveway to the front which provides off road parking and an integral garage with an electric door.

Gardens

The rear garden is a generous size, which is on two levels and has been Astro-turfed making it easy to maintain and a lovely place to be able to sit out and enjoy.

Material Information - Littleborough

Tenure Type; FREEHOLD

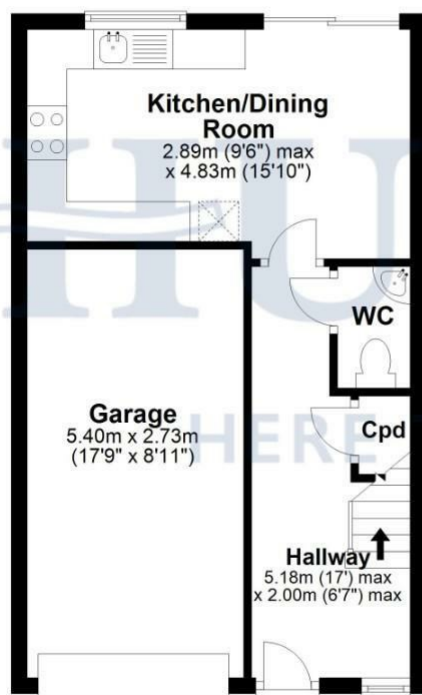
Annual Service Charge Amount £231.06 (PAID UP UNTIL 2026)

Council Tax Banding; ROCHDALE COUNCIL BAND D

Floorplan

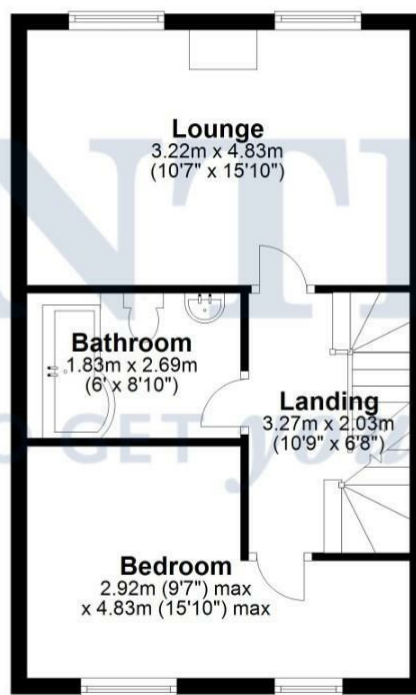
Ground Floor

Approx. 39.4 sq. metres (424.4 sq. feet)



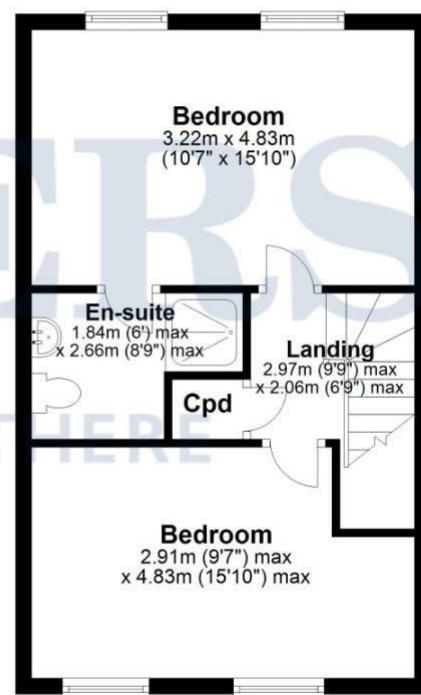
First Floor

Approx. 39.4 sq. metres (424.4 sq. feet)



Second Floor

Approx. 39.4 sq. metres (424.4 sq. feet)



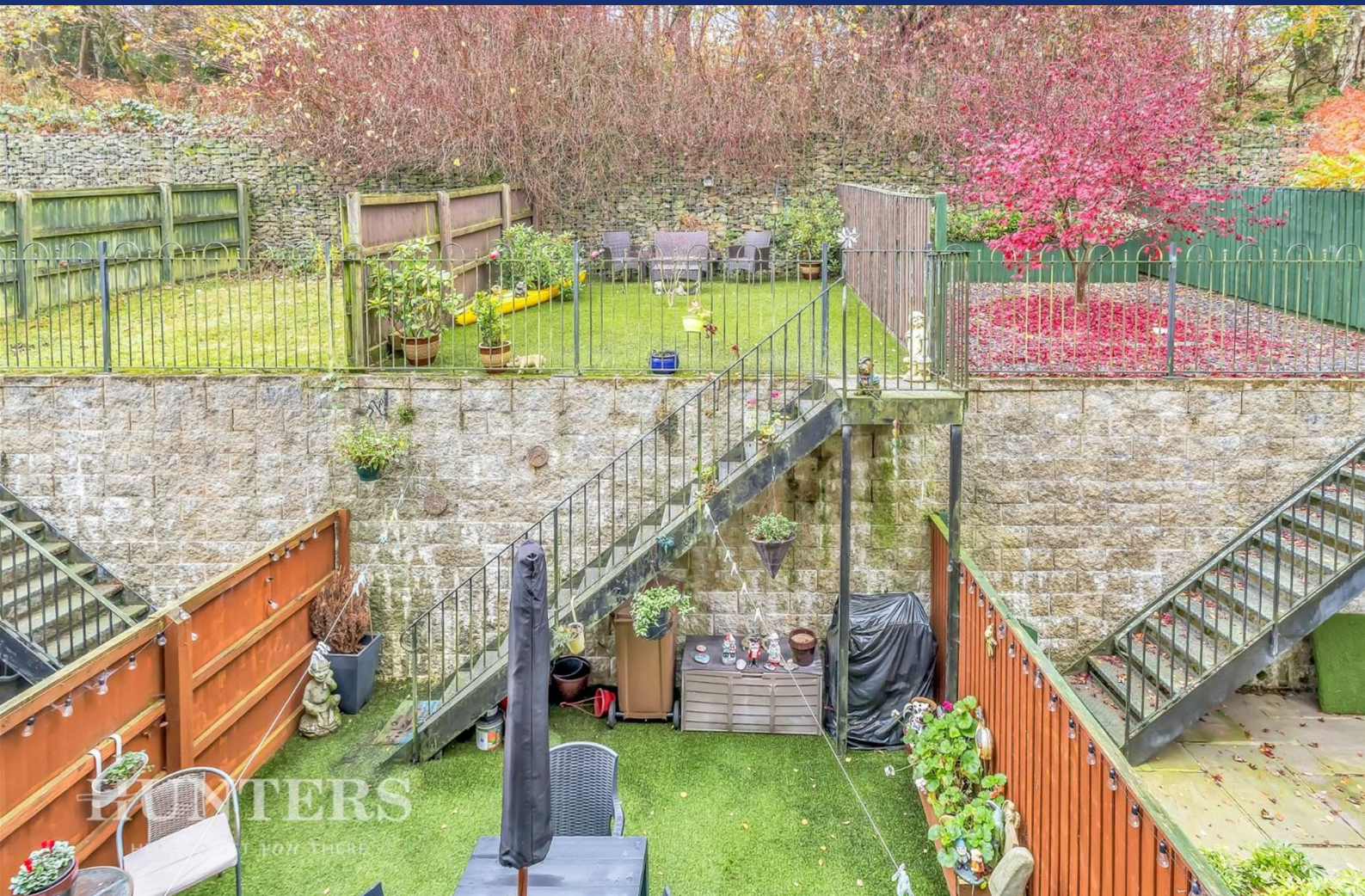
Total area: approx. 118.3 sq. metres (1273.3 sq. feet)

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.

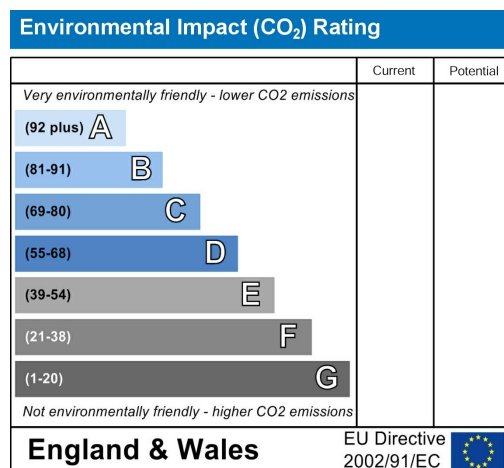
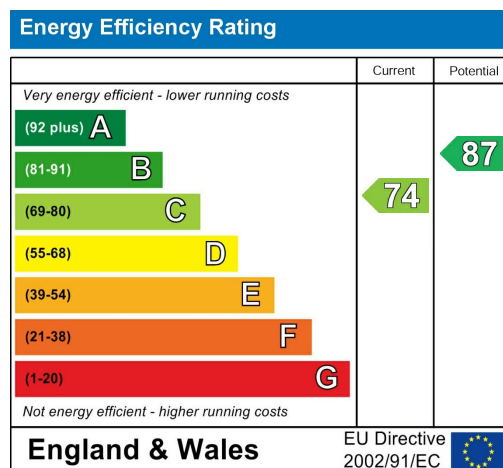
Created by EveryCloud Photography on behalf of Hunters Littleborough
Plan produced using PlanUp.







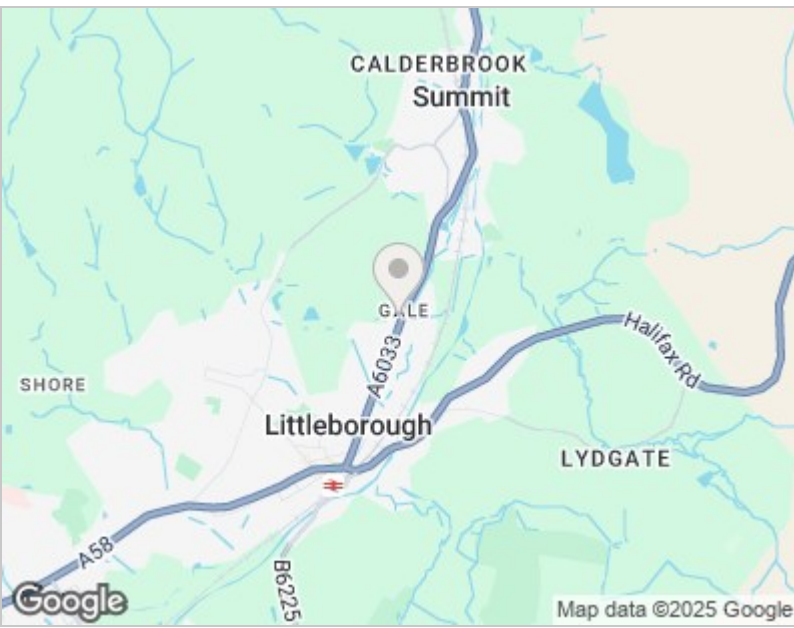
Energy Efficiency Graph



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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