



New Street, Littleborough

- EXECUTIVE FAMILY HOME
- FOUR RECEPTION ROOMS, PLUS HOME OFFICE
- UTILITY & DOWNSTAIRS WC
- DRIVEWAY AND GARAGE
- COUNCIL TAX BAND F

- FOUR BEDROOMS
- THREE BATHROOMS
- GENEROUS DRIVEWAY
- LEASEHOLD
- EPC RATING TBC

Asking Price £392,000

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HERE TO GET *you* THERE

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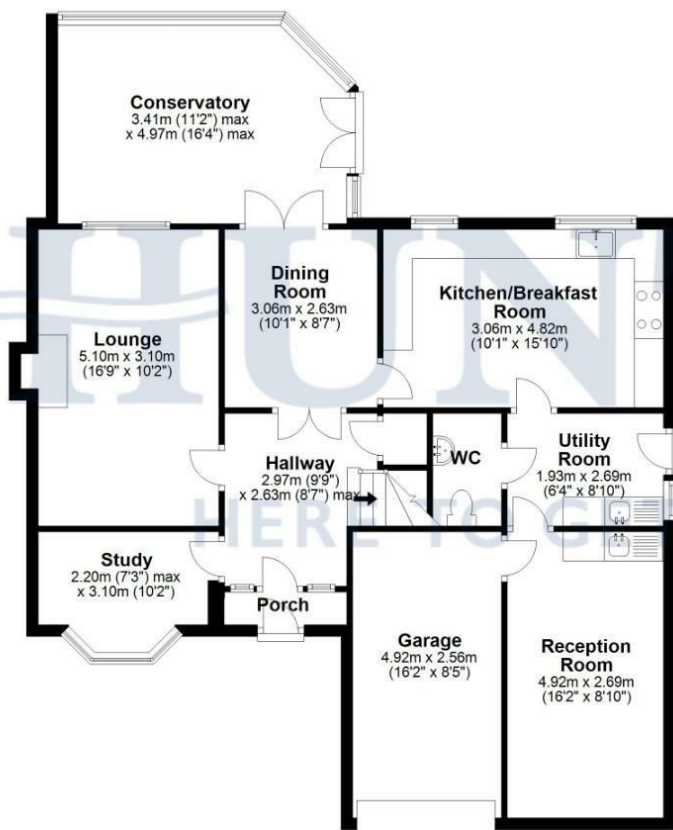
DESCRIPTION

Hunters Estate Agents are pleased to be able to offer to the market this executive style, four bedroomed detached family home that is tucked away, yet still convenient for the local amenities including and within a mile of both Littleborough and Smithy Bridge railway stations. The generous living accommodation comprises of four reception rooms, three and half bathrooms, four bedrooms, breakfast kitchen, study and an integral garage, Also boasting a good size rear garden with off road parking via the driveway to the front. With a variety of local schools nearby, along with bus routes and many local independent shops Littleborough village has to offer, this truly is a wonderful family home. For those who like to get out and explore, the property is positioned perfectly for countryside and canal side walks. We believe the property offers excellent accommodation and value for money and a viewing is highly recommended to fully appreciate the space on offer.

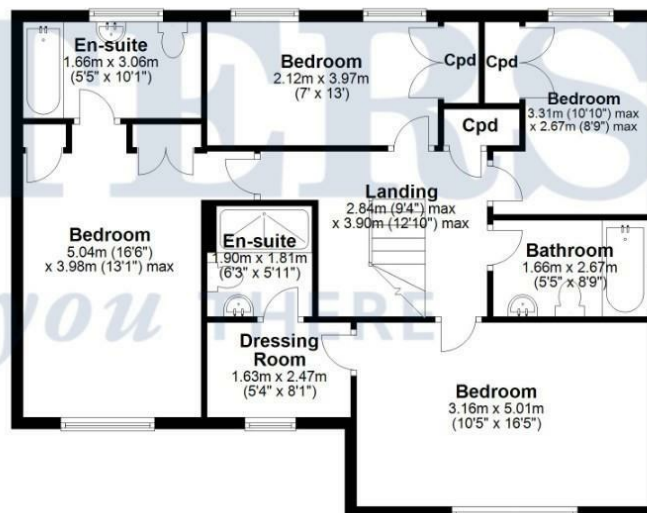




Ground Floor
Approx. 107.8 sq. metres (1159.9 sq. feet)



First Floor
Approx. 80.7 sq. metres (868.8 sq. feet)



Total area: approx. 188.5 sq. metres (2028.7 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.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

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.

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.

85 Church Street, Littleborough, OL15 8AB

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