

HUNTERS[®]

HERE TO GET *you* THERE



Lockside

Littleborough, OL15 0HX

£250,000



Council Tax: C



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Entrance Hallway

16'9" x 6'7" (5.11 x 2.03)

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.

Kitchen

9'1" x 8'4" (2.78 x 2.55)

With a range of fitted base and wall units incorporating built in oven and hob, integrated fridge, freezer, dishwasher and washer/dryer machine, and a wall mounted combi boiler. The window looks out to the front aspect.

Cloakroom/WC

5'11" x 3'5" (1.81 x 1.06)

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

Lounge/Dining Room

17'10" x 12'11" (5.45 x 3.94)

A light and spacious room at the rear of the house, with French double doors leading to the rear garden.

First Floor Landing

10'1" x 6'2" (3.09 x 1.89)

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

Bedroom 2

12'11" x 8'10" (3.94 x 2.71)

A good sized double bedroom located to the rear of the property with a lovely outlook over the garden and a range of fitted wardrobes.

Bedroom 3

12'11" x 9'6" (3.94 x 2.91)

This bedroom makes a wonderful bedroom for a child with built-in fitted wardrobes. The window looks out to the front aspect.

Bathroom

6'10" x 6'4" (2.10 x 1.95)

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

Second Floor Landing

With access to the master bedroom with walk-in wardrobe and the adjacent shower room.

Master Bedroom

20'2" x 12'11" (6.16 x 3.94)

Spacious master bedroom with recessed dressing area/office area, and access to the loft space. A window looks out to the front aspect.

Shower Room

7'8" x 5'3" (2.35 x 1.62)

Walk-in shower with a wall mounted wash hand basin, low suite WC, complementary tiling, spotlighting, and skylight window.

Gardens

there is a forecourt garden to the front with an attractive garden to the rear, comprising of a flagged patio and lawn.

Parking

private driveway to the side.

Material Information - Littleborough

Tenure Type; FREEHOLD

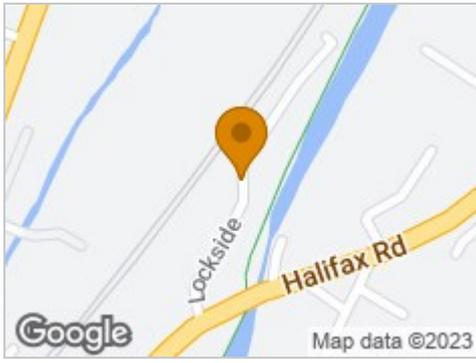
Annual Maintenance/Service Charge Amount £

Council Tax Banding; ROCHDALE COUNCIL BAND C.

Hunters Estate Agents are please to be able to offer to the market this modern semi-detached property which is set within this sought after, idyllic location next to the canal. Having only been built in 2018, this has proved to be a very popular development. The property enjoys a private, quiet cul de sac, with access to Littleborough centre and railway station just a couple of hundred yards away. With accommodation over three levels, features include a spacious open plan lounge with dining area, fully integrated kitchen, impressive second floor master bedroom suite with Shower Room, driveway parking for two cars, and a good sized rear garden. A home that would suit families, first timer buyers, and downsizers. An internal viewing is highly recommended to fully appreciate the accommodation and the enviable location.



Road Map



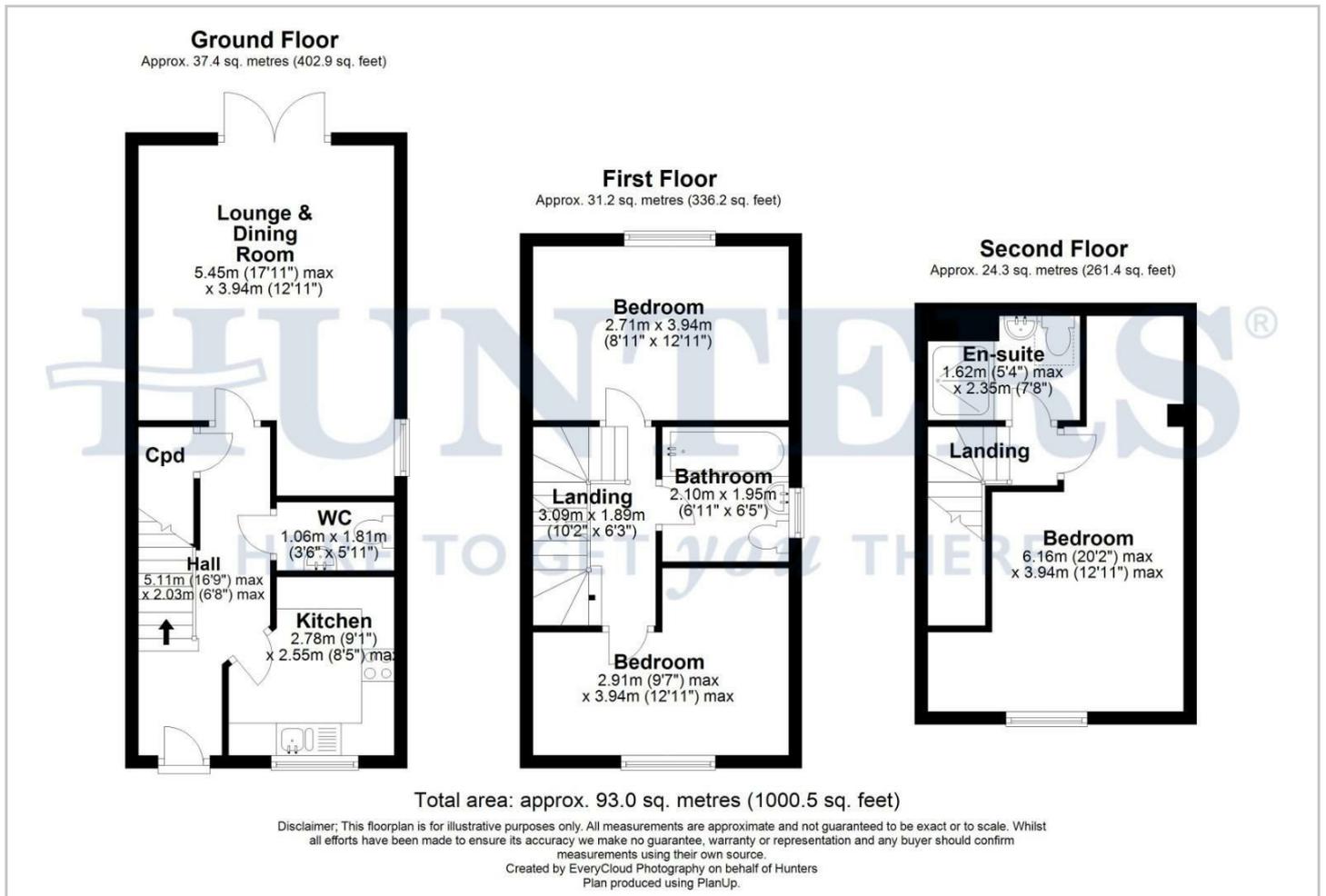
Hybrid Map



Terrain Map



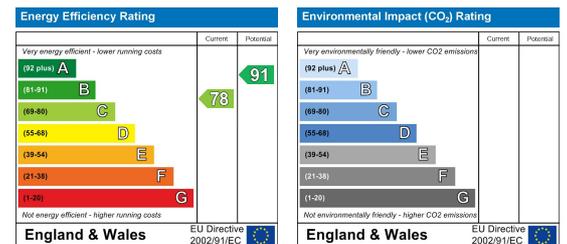
Floor Plan



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.

Energy Efficiency Graph



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.