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Ribble Avenue

Shore, Littleborough, OL15 8EX

£220,000



- SOUGHT AFTER SEMI-RURAL LOCATION
- LIGHT AND AIRY THROUGHOUT
- GARDENS TO FRONT, SIDE AND REAR
- VIEWING HIGHLY RECOMMENDED
- COUNCIL TAX BAND B
- GENEROUS THREE BEDROOM SEMI-DETACHED
- FEATURE LOG BURNER
- SOLD WITH NO CHAIN
- FREEHOLD
- EPC RATING C

Tel: 01706 390 500

Ribble Avenue

Shore, Littleborough, OL15 8EX

£220,000



Located in the highly desirable Shore area of Littleborough, this spacious semi-detached property offers the perfect balance of countryside living and everyday convenience. Just moments from beautiful open countryside, the home is also within easy reach of local shops, well-regarded schools, and excellent transport links—including the nearby train station.

The accommodation, while dated and reflected in the asking price, provides generous living space ideal for families or those looking to make a home their own. The ground floor features an entrance hallway, a spacious through lounge/dining room, and a fitted kitchen. Upstairs, you'll find three well-proportioned bedrooms and a family bathroom.

Outside, the property boasts generous gardens to both the front and rear, offering plenty of outdoor space for relaxation or entertaining.

This is a fantastic opportunity to secure a home in a popular location with potential to modernise to your own taste. Sold with NO ONWARD CHAIN.

Entrance

A welcoming entrance hall with stairs leading to the first floor and access to the lounge.

Lounge Diner

22'11" x 13'5" max (7.00 x 4.10 max)

A spacious and light-filled through lounge/diner featuring a stylish log burner as a central focal point creating charm and giving warmth to the room. A large front-facing window allows plenty of natural light, while double doors at the rear open directly onto the garden, creating a seamless indoor-outdoor flow—ideal for entertaining or relaxing.

Kitchen

12'9" max x 10'1" (3.90 max x 3.08)

A spacious and well-equipped fitted kitchen featuring a built-in oven, gas hob, integrated dishwasher, washing machine, and tumble dryer, with additional space for a freestanding fridge freezer. A rear-facing window provides natural light and a pleasant view over the garden.

Landing

The landing provides access to the loft via a fitted pull-down ladder. The loft is part-boarded, offering useful additional storage space.

Bedroom 1

13'3" x 11'4" (4.06 x 3.47)

A spacious double bedroom featuring windows to both the side and front aspects, allowing for plenty of natural light and offering a bright, airy feel.

Bedroom 2

9'4" x 11'4" (2.85 x 3.47)

A well-proportioned double bedroom with a rear-facing window, offering a pleasant

outlook over the garden and plenty of natural light.

Bedroom 3

9'9" max x 7'10" (2.98 max x 2.40)

A single bedroom with a front-facing window and a built-in cupboard, ideal as a child's room, home office, or guest space.

Bathroom

5'7" x 7'10" (1.72 x 2.40)

A bright bathroom fitted with a three-piece suite comprising a WC, wash hand basin, and a bath with shower over. Two windows provide excellent natural light and ventilation.

Gardens

A paved path leads to the front door, bordered by a neat lawn garden with established hedging for privacy. Gated side access leads to the rear, where you'll find a low-maintenance, sunny paved garden—ideal for outdoor seating or entertaining. A useful garden shed is also included for additional storage.

Material Information - Littleborough

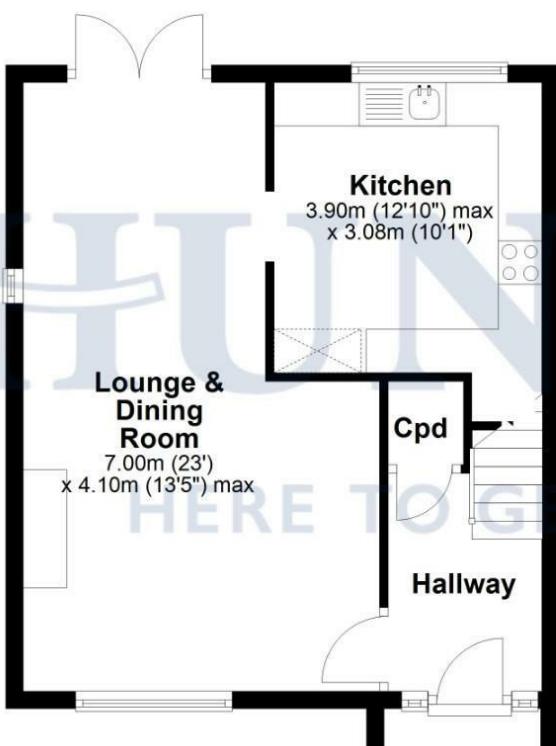
Tenure Type; FREEHOLD

Council Tax Banding; ROCHDALE COUNCIL BAND B

Floorplan

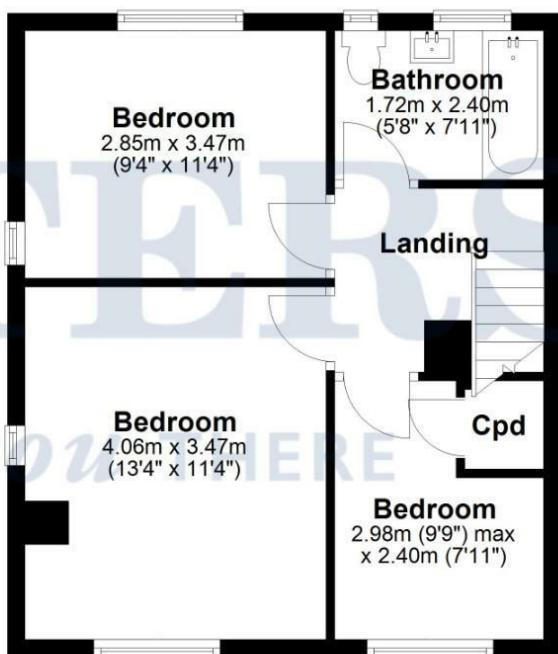
Ground Floor

Approx. 41.8 sq. metres (449.9 sq. feet)



First Floor

Approx. 41.8 sq. metres (449.9 sq. feet)



Total area: approx. 83.6 sq. metres (899.7 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 Littleborough

Plan produced using PlanUp.





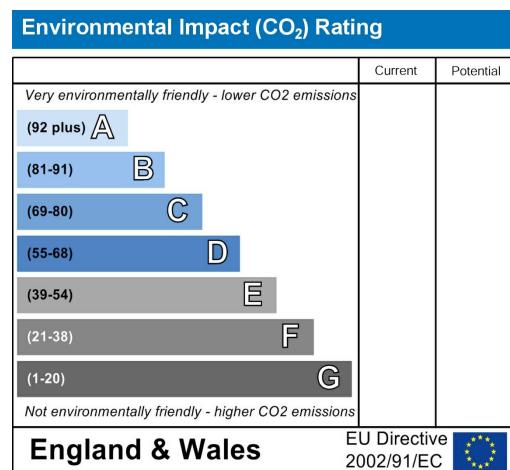
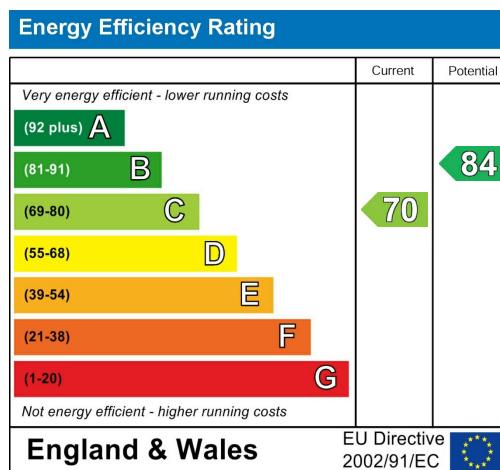
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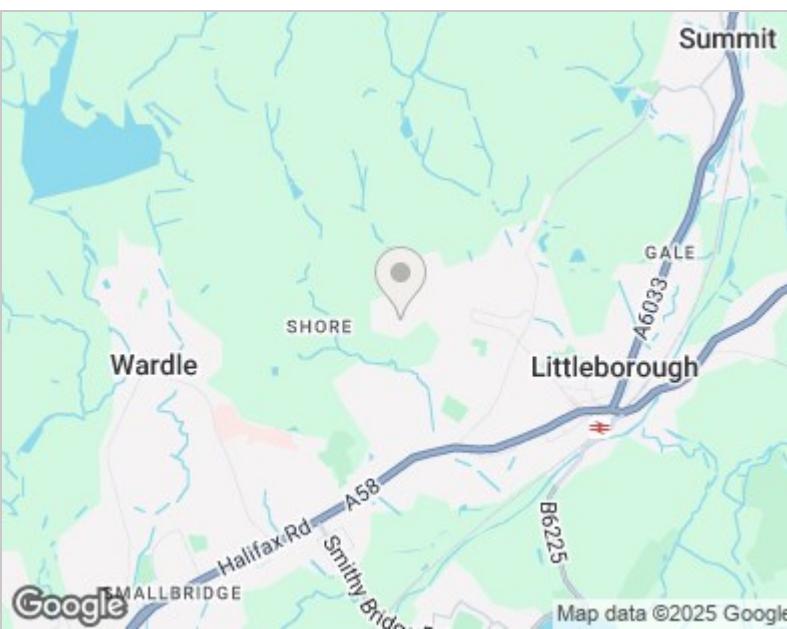
Energy Efficiency Graph



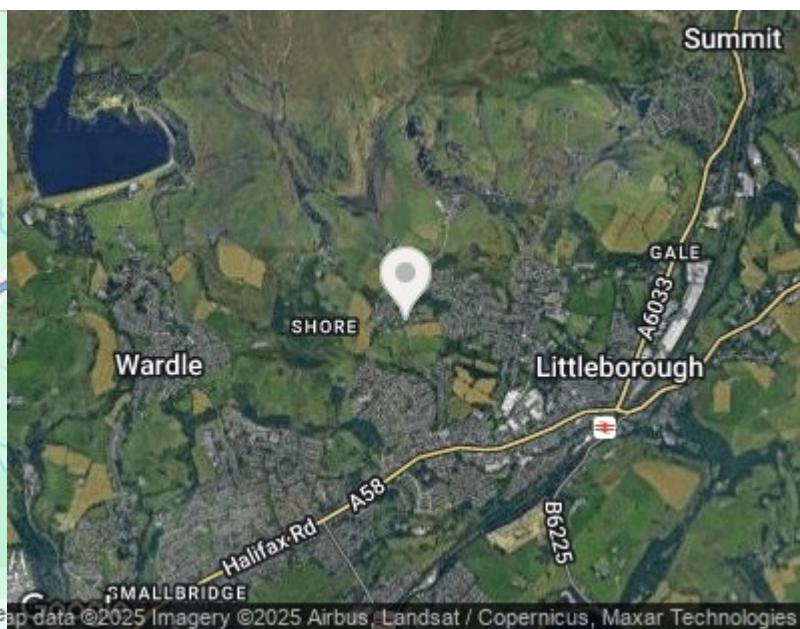
Viewing

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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