

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



**HUNTERS<sup>®</sup>**  
HERE TO GET *you* THERE

## Hawthorn Walk

Littleborough, OL15 8LG

Offers In Excess Of £230,000



**HUNTERS<sup>®</sup>**  
HERE TO GET *you* THERE



**HUNTERS<sup>®</sup>**  
HERE TO GET *you* THERE

# 2 Hawthorn Walk

Littleborough, OL15 8LG

Offers In Excess Of £230,000



## ENTRANCE HALL

10'0" x 12'3" (3.06 x 3.73)

A welcoming entrance hall with access to all ground floor rooms and under stairs storage cupboard.

## WC

4'11" x 5'8" (1.5 x 1.73)

.Fitted with a low level WC, wash hand basin and the wall mounted combi boiler.

## LOUNGE/DINING AREA

11'0" x 21'5" (3.35 x 6.52)

A spacious open plan room with double aspect, living flame gas fire with feature surround and access to the dining area and kitchen.

## KITCHEN

8'10" x 10'0" (2.69 x 3.06)

Fitted with a range of wall and base units, stainless steel sink, space for a cooker, over head extractor fan, space for a freestanding fridge freezer and plumbing for a washing machine. An open plan kitchen with door leading to the rear garden and access to the dining area.

## LANDING

6'3" x 11'7" (1.9 x 3.53)

With access to all first floor rooms and window to the side aspect.

## BEDROOM 1

9'5" x 12'1" (2.88 x 3.69)

. A spacious double bedroom located to the rear of the property with built in fitted wardrobes.

## BEDROOM 2

8'11" x 11'5" (2.73 x 3.48)

.A further double bedroom located to rear of the property.

## BEDROOM 3

8'10" x 9'7" (2.69 x 2.92)

The smallest of three bedrooms located to the front of the property.

## BATHROOM

5'8" x 9'7" (1.73 x 2.92)

A modern bathroom suite, fitted with a panelled bath with over the head shower, low level WC, vanity wash basin, heated towel rail and built in storage cupboard.

## GARDENS

Positioned on a large corner plot with lawned garden area to front and side, enclosed garden to rear with patio and access to garage.

## GARAGE & PARKING

A single detached garage located to the rear of the property with full power and lighting. Driveway parking can be found to the front of the garage.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



GROUND FLOOR



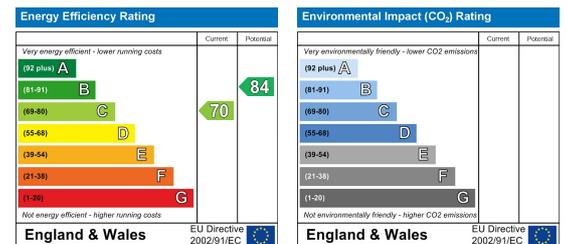
1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
 Made with Metropix ©2014

## 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.