



16 Dearnley Avenue, Littleborough

- STUNNING EXECUTIVE DETACHED HOME
- TWO EN-SUITES & FAMILY BATHROOM
- GENEROUS LOUNGE
- SOUGHT AFTER DEVELOPMENT
- COUNCIL TAX BAND E
- FOUR DOUBLE BEDROOMS
- OPEN PLAN UPGRADED FAMILY DINING KITCHEN
- DRIVEWAY & GARAGE
- FREEHOLD
- EPC RATING B

Offers In Excess Of £425,000

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DESCRIPTION

A fabulous opportunity to purchase one of these executive family homes, in what has proven to be a very sought-after development. There is no need to wait for the new builds to be completed! This stunning property is ready to be viewed today! Having only been occupied since September, the current owners enhanced the stunning home even further by paying considerably more for high quality extras which include LVT flooring to the entrance hall, downstairs cloakroom and the family dining kitchen (which still has a 25 year warranty). Quality fitted carpets throughout the rest of the home, and thousands of pounds spent on upgrading the kitchen to incorporate beautiful quartz work surfaces. This property, known as 'The Howarth' is a substantial four bedroom, three bathroom detached family home with an integral garage. The property is light and bright throughout and tastefully decorated with generous accommodation briefly comprising: welcoming entrance hall, downstairs cloakroom/WC, lounge with a feature bay window, spacious family dining kitchen with French doors opening out into the good sized rear garden. The first floor offers four generous double bedrooms with two modern and contemporary en-suites. With a further family bathroom. To the front there is off-road parking for two cars with an integral garage. The position of this property is also something to boast about, as it is tucked away within the development on this no through road, making it ideal and safe for children to play.

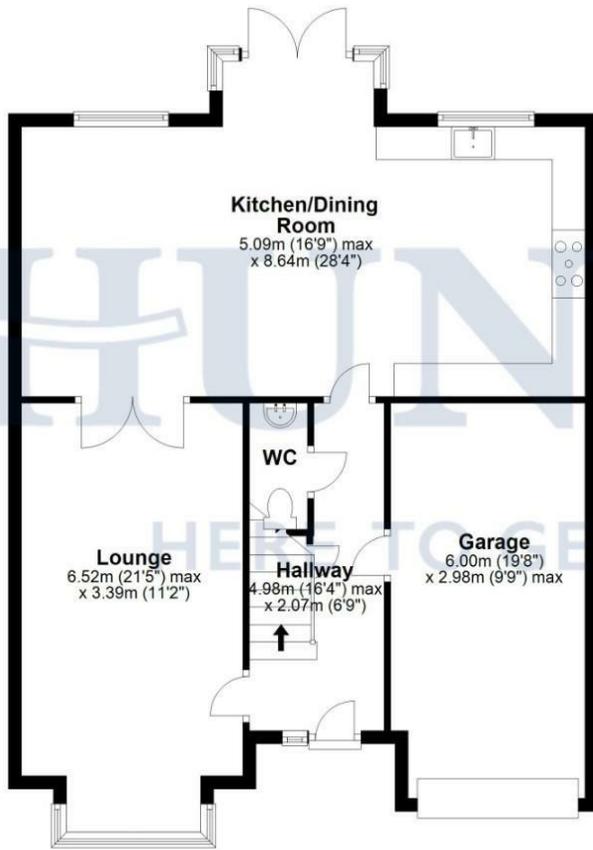
The development itself is located conveniently close to all Littleborough's local amenities including many independent shops, supermarkets, primary and high schools, enviable countryside walks, the tourist attraction of Hollingworth Lake only being a few moments drive away and of course within easy access to two train stations providing direct links into Manchester and Leeds.





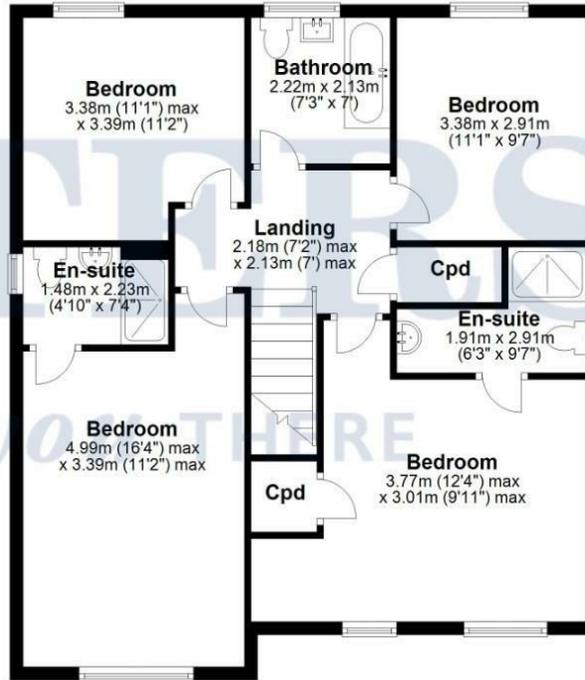
Ground Floor

Approx. 88.4 sq. metres (952.0 sq. feet)



First Floor

Approx. 75.4 sq. metres (811.1 sq. feet)



Total area: approx. 163.8 sq. metres (1763.1 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.

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.

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.

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 | | 93 |
| (81-91) B | 84 | |
| (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 | |

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