

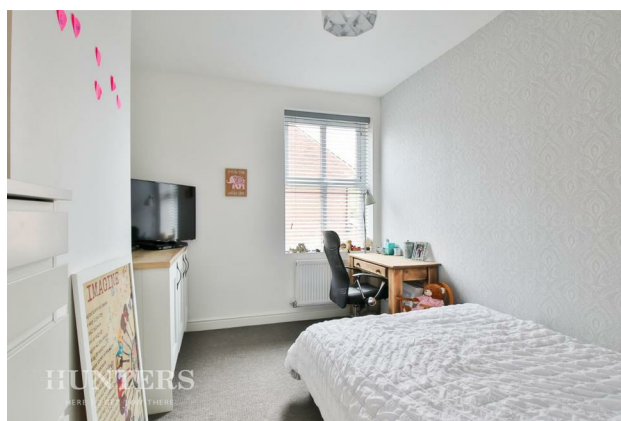
HUNTERS®

HERE TO GET *you* THERE

3 Clay Croft Terrace, Clough Road, Littleborough, OL15 9JU

£179,950

Property Images



HUNTERS[®]

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Property Images

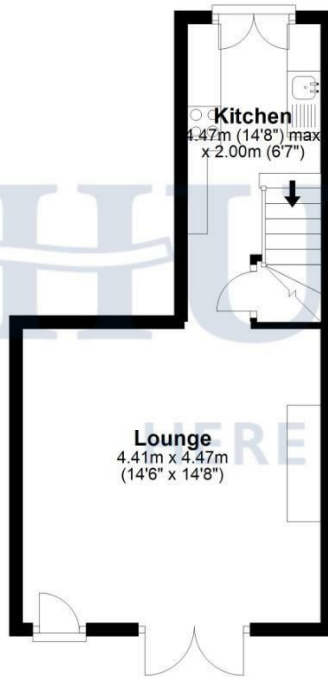


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Ground Floor

Approx. 28.9 sq. metres (310.8 sq. feet)



First Floor

Approx. 28.9 sq. metres (310.8 sq. feet)



Second Floor

Approx. 25.8 sq. metres (277.5 sq. feet)



Total area: approx. 83.5 sq. metres (899.1 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.

EPC

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 87 |
| (81-91) B | | |
| (69-80) C | | 61 |
| (55-68) D | | |
| (39-54) E | | F |
| (21-38) F | | |
| (1-20) | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |

Map



Summary

Located on the doorstep to open countryside and walks, yet a short distance from Littleborough village and its local amenities including schools, shops and train station providing direct access to both Manchester and Leeds city centres offers this three bedroom terraced property. With accommodation over three levels, this spacious property comprises of a newly fitted kitchen and lounge to the ground floor. Leading to the first floor offers two bedrooms and the house bathroom, a further double bedroom with en-suite bathroom can be located to the second floor. A private garden can be located to the front and a raised patio area to the rear. Viewings are highly recommended to appreciate this beautiful property that has been finished to a high standard throughout.

KITCHEN

A newly fitted kitchen, comprising off a range of wall and base units, electric oven, induction hob with over head extractor fan, sink, and integrated appliances including microwave, washing machine and fridge freezer. French double doors lead to the rear patio area.

LOUNGE

A spacious lounge with high ceilings, newly fitted storage to the alcoves, a gas wood effect burner and French double doors leading to the rear garden.

LANDING

With access to all first floor bedrooms, bathroom and stairs leading to the second floor.

BEDROOM TWO

A double bedroom located to the front of the property.

BEDROOM THREE

The smallest of the three bedrooms, a single bedroom, currently used as a home office.

BATHROOM

A spacious bathroom comprising of a panelled bath with over head shower, low level WC, vanity sink and chrome heated towel rail.

ATTIC BEDROOM

A spacious double bedroom with three Velux windows providing ample light and built in fitted wardrobe. The house combi boiler can also be located in the storage cupboard.

EN-SUITE BATHROOM

A modern en-suite bathroom fitted with a panelled bath, low level WC, wash hand basin and radiator.

GARDENS

A private low maintenance garden can be located to the front with artificial lawn. To the front boasts a raised patio area with artificial lawn, both ideal for sitting out enjoying the sun.

Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 938

Leasehold Ground Rent Amount: £3.00 per annum

Council Tax Banding; Band A