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Lockside

Littleborough, OL15 0HX

£299,950

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- BEAUTIFUL CANAL SIDE VIEWS
- ON THE DOORSTEP OF LITTLEBOROUGH VILLAGE AND RAILWAY STATION
- TWO BATHROOMS PLUS WC
- VIEWING HIGHLY RECOMMENDED
- FREEHOLD
- STUNNING SEMI DETACHED PROPERTY
- THREE GOOD SIZDE BEDROOMS
- WELL LANDSCAPED GARDEN AND DRIVEWAY
- COUNCIL TAX BAND C
- EPC RATING B

Tel: 01706 390 500

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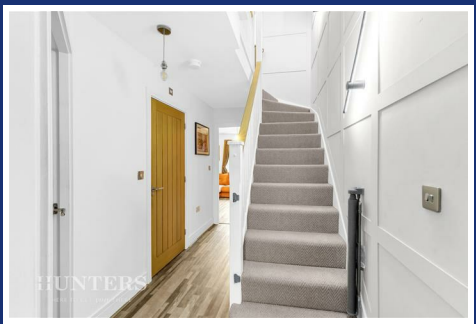
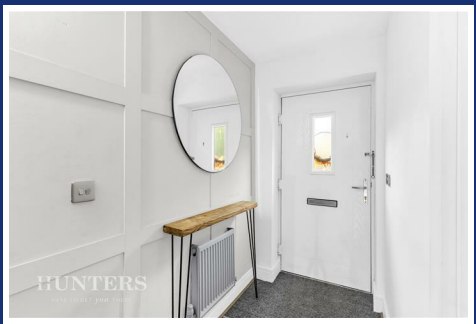




This beautifully presented semi-detached home occupies an enviable position within a sought-after and idyllic location, enjoying wonderful views towards the canal. Tucked away within a private cul-de-sac, the property is ideally placed for Littleborough centre and the railway station, both just a short walk away.

Arranged over three floors, the well-planned accommodation comprises a welcoming entrance hall, downstairs WC, spacious open-plan lounge and dining area, and a modern fully integrated kitchen. To the first floor are two well-proportioned double bedrooms and a family bathroom, while the second floor is home to a master bedroom suite with its own shower room.

Externally, the property benefits from a private driveway providing parking for two cars, together with a generous rear garden featuring a superb decked seating area, creating an ideal space for relaxing and entertaining.

Offering an excellent combination of stylish accommodation, outdoor space and an enviable location, this home is likely to appeal to a wide range of buyers, including first-time purchasers, young families and those looking to downsize. Internal viewing is highly recommended to fully appreciate all this lovely home has to offer.

Hallway

The hallway welcomes you with a fresh, bright atmosphere, with feature panelling on the walls and practical flooring that leads seamlessly through the space. It includes a convenient storage cupboard beneath the stairs and a door to the downstairs WC, creating a practical flow to the home.

WC

3'8" x 5'11" (1.11m x 1.81m)

The downstairs WC is thoughtfully designed with modern fittings including a wash hand basin and WC, all set against crisp white walls and complemented by a wood-effect floor. A shelf above the toilet adds practical storage or display space.

Kitchen

8'10" x 8'4" max (2.71m x 2.53m max)

This modern kitchen which is well-appointed with light-coloured cabinets that complement the neutral worktops and walls. It features integrated appliances including a gas hob and oven, washing machine, dishwasher and a fridge freezer. A window above the sink overlooks the front of the property, allowing daylight to flood in, making it a pleasant space for preparing meals.

Lounge & Dining Room

17'9" max x 12'9" (5.41m max x 3.90m)

The lounge and dining room offers a generous and versatile living space that benefits from a large window and French doors that open to the rear garden. The room has a warm, inviting feel with a contemporary wood-effect floor and a stylish feature wall, creating a cosy yet modern atmosphere perfect for relaxing or entertaining.

Landing 1st Floor

10'4" x 6'3" (3.16m x 1.91m)

The first-floor landing is bright and airy, connecting two bedrooms and the family bathroom. It features a continuation of the neutral décor and carpeted flooring, further enhancing the sense of light and space upstairs.

Bedroom 2

9' x 12'9" (2.74m x 3.90m)

This double bedroom is light and pleasant, with a large window that has a wonderful outlook over the rear garden, view beyond and the canal. The room's neutral décor and wood-effect herringbone flooring create a fresh and inviting space, suitable for various furniture layouts.

Bedroom 3

9'6" max x 12'9" max (2.90m max x 3.90m max)

The bedroom is similarly well presented with the same neutral palette and stylish wood-effect flooring. A large window fills the room with natural light and offers a beautiful view over the canal, creating a cheerful and comfortable atmosphere.

Family Bathroom

7'2" x 6'2" (2.18m x 1.88m)

The family bathroom is contemporary and bright, featuring a white bath with a shower attachment, a wall-mounted sink, and a WC. Tiled walls combine with the wood-effect lino flooring to create a clean and welcoming space.

Landing 2nd Floor

The second-floor landing serves as a central hub with access to the master bedroom, and the second shower room. It is finished with a neutral carpet and white walls.

Master Bedroom

13'8" max x 12'9" max (4.15m max x 3.90m max)

The main bedroom on the top floor is a spacious and tranquil retreat with a dormer window offering wonderful views to the front. The room is bright and neutrally decorated, with stylish wood flooring and ample space for bedroom furniture, including a built in wardrobe which offers practical storage for clothing and personal items, helping to keep the main bedroom clutter-free..

Shower Room

5'7" x 7'9" (1.69m x 2.37m)

The shower room on the top floor is sleek and modern, fitted with a walk-in shower, a wall-mounted basin, and a concealed cistern WC. Light wall tiles and wood-effect flooring complete the clean, contemporary finish.

Rear Garden

The rear garden, which has been landscaped to create an inviting outdoor space, features a paved patio and a well-maintained lawn which is bordered with mature plants, creating a lovely green backdrop and a sense of privacy, to the rear of the garden in a wonderful decking seating area, ideal for relaxing and entertaining. There is also a useful shed and bin store.

Material Information - Littleborough

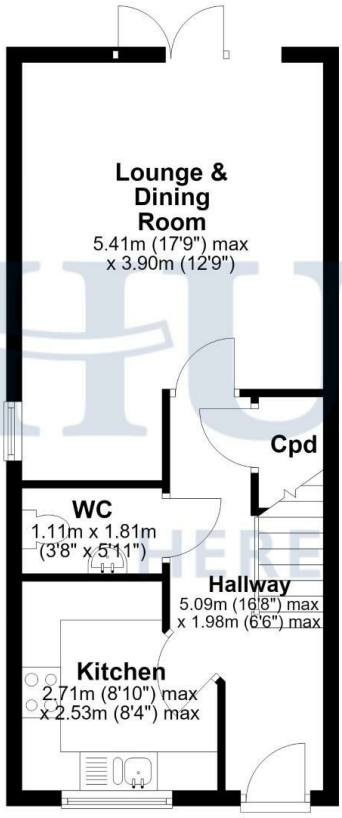
Tenure Type; FREEHOLD

Council Tax Banding; ROCHDALE COUNCIL BAND C

Floorplan

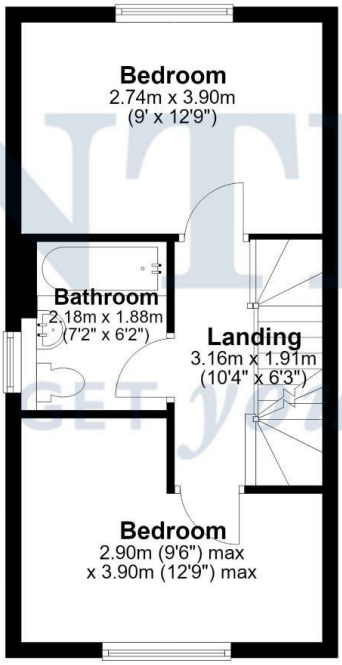
Ground Floor

Approx. 36.7 sq. metres (394.7 sq. feet)



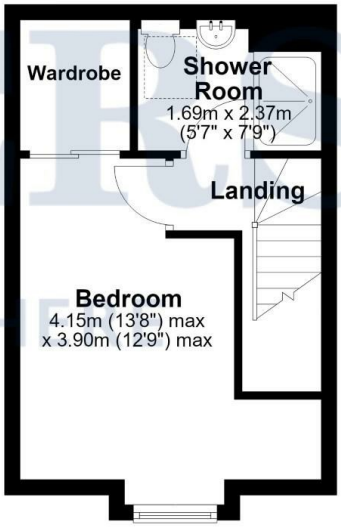
First Floor

Approx. 31.2 sq. metres (336.1 sq. feet)



Second Floor

Approx. 23.4 sq. metres (252.0 sq. feet)



Total area: approx. 91.3 sq. metres (982.9 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
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Away
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sweet dreams
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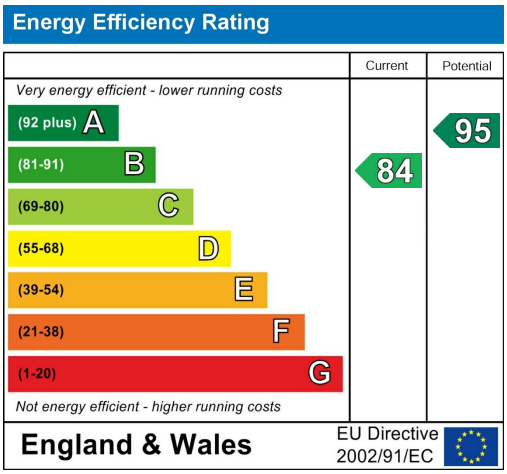
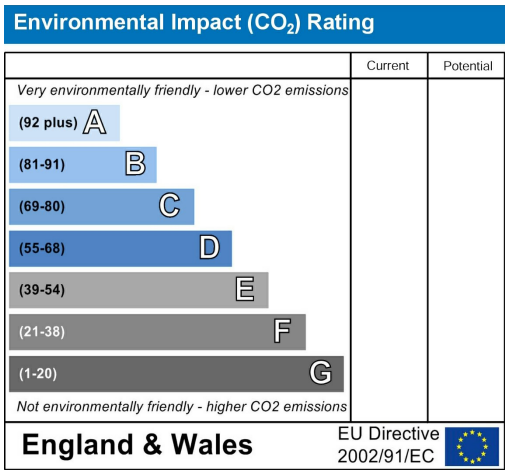
Energy Efficiency Graph





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

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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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The Property Ombudsman