

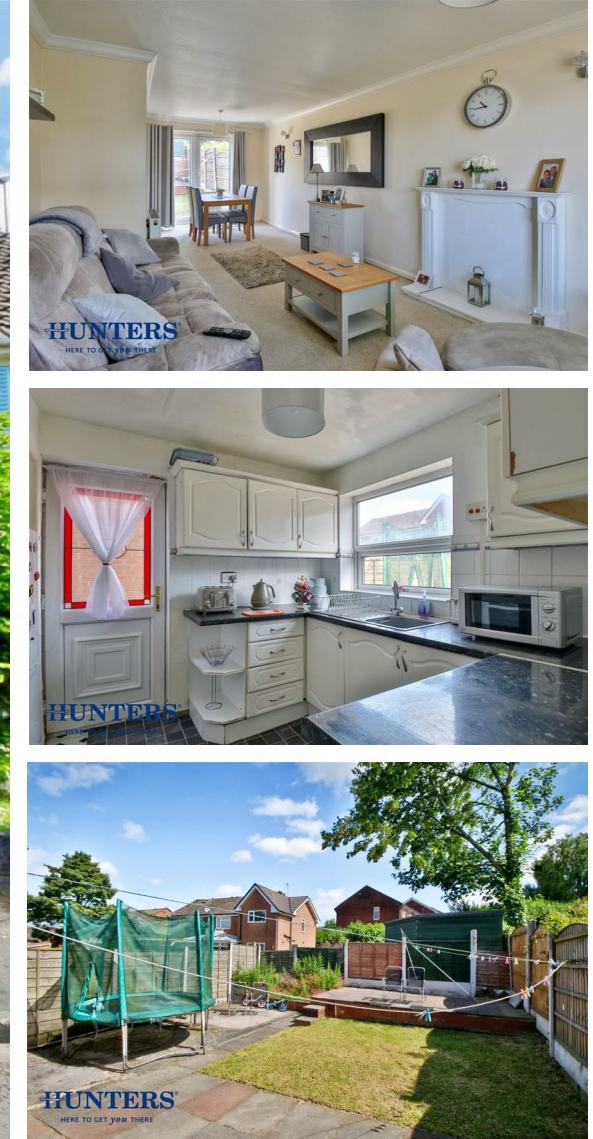


HUNTERS
HERE TO GET *you* THERE

6 Lodge Bank Road, Littleborough

- IDEAL FAMILY HOME
- SEMI DETACHED, THREE BEDROOMS
- GARDENS TO FRONT & REAR
- SOLD WITH NO CHAIN
- COUNCIL TAX BAND C
- WALKING DISTANCE TO HOLLINGWORTH LAKE
- THROUGH LOUNGE/DINER
- DRIVEWAY PARKING
- EPC RATING TBC
- LEASEHOLD

£210,000



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DESCRIPTION

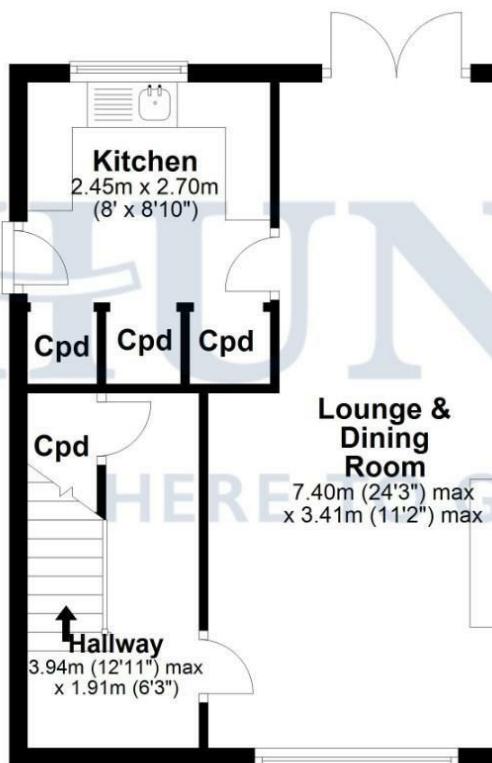
An ideal property for a young family, located within this highly desirable location on this no through road and only a few moments away from Hollingworth Lake and all the local surrounding amenities. With light and airy accommodation this three-bedroom semi-detached home provides great space for a young family or those looking to downsize. Internally the accommodation briefly comprises of an entrance hall, a through lounge/diner, kitchen, three bedrooms and a family bathroom. The rear garden offers a seating patio area and lawn with the added benefit of off-road parking from the driveway to the front of the property. Fully double glazed and gas centrally heated. This home is being sold with no onward chain which is ideal in this market, call now to arrange your viewing as we are expecting a high level of demand and interest in this home.





Ground Floor

Approx. 40.1 sq. metres (431.8 sq. feet)

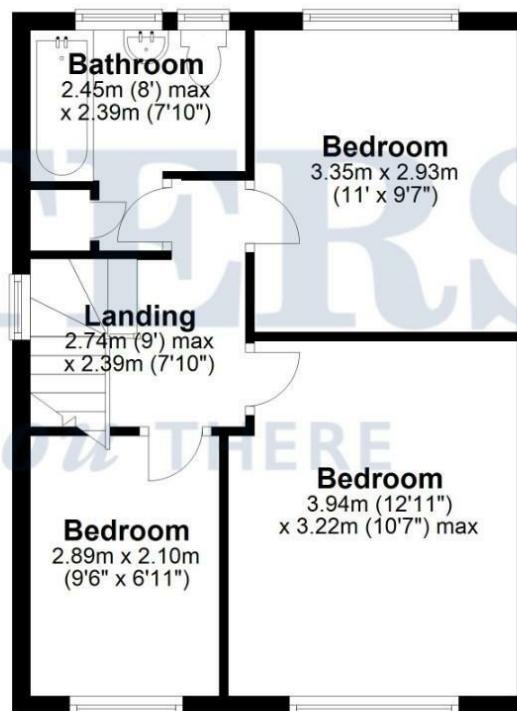


Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.

Created by EveryCloud Photography on behalf of Hunters
Plan produced using PlanUp.

First Floor

Approx. 40.1 sq. metres (431.8 sq. feet)



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		87
(81-91)	B		74
(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	

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.

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.



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