

# HUNTERS®

HERE TO GET *you* THERE

**11 Lockside, Littleborough, OL15 0HX**

**£260,000**

**Property Images**



# HUNTERS®

HERE TO GET *you* THERE

## Property Images





# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

## Property Images

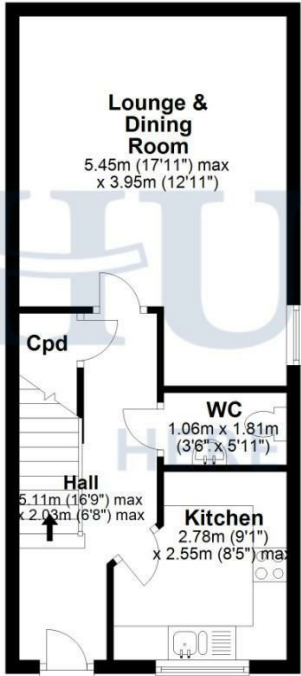


# HUNTERS®

HERE TO GET *you* THERE

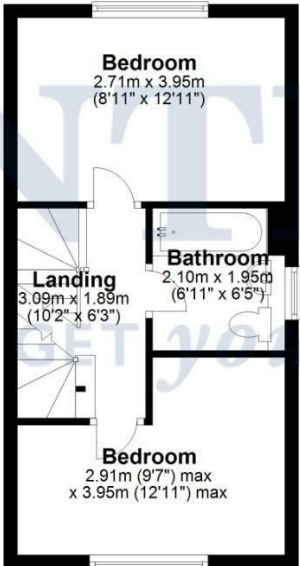
## Ground Floor

Approx. 37.4 sq. metres (402.9 sq. feet)



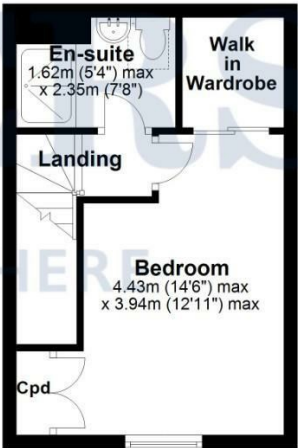
## First Floor

Approx. 31.2 sq. metres (336.2 sq. feet)



## Second Floor

Approx. 24.3 sq. metres (261.4 sq. feet)



Total area: approx. 93.0 sq. metres (1000.5 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) <b>A</b>		91
(81-91) <b>B</b>	78	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## Map



## Summary

Hunters Estate Agents are delighted to be able to offer to the market this modern semi detached property which is set within this sought after and idyllic location near to the canal. Having only been built in 2018, this has proved to be a very popular development. The property enjoys a private, quiet cul de sac, with access to Littleborough centre and railway station just a couple of hundred yards away. With accommodation over three levels, features a welcoming entrance hall, a spacious open plan lounge with dining area, fully integrated kitchen, two double bedrooms and a family bathroom to the first floor and an impressive second floor master bedroom suite with Shower Room and a walk in wardrobe. Externally the property boasts a side by side driveway providing parking for two cars, and a good size rear garden that is easy to maintain and private. A home that would suit families, first timers, and downsizers. An internal viewing is highly recommended to fully appreciate the accommodation and the enviable location.

### ENTRANCE HALLWAY

16'9" x 6'7"

As you enter the home you are greeted by the stairs that lead to the first floor landing with a useful under stairs storage cupboard, the hallway follows through to the downstairs accommodation.

### CLOAKROOM/ WC

3'5" x 5'11"

Modern white low level WC, vanity unit, and laminate floor.

### KITCHEN

9'1" x 8'4"

A range of fitted base and wall units incorporating built in oven and hob, integrated fridge, freezer, dishwasher and washer/dryer machine, and a wall mounted combi boiler. The window looks out to the front aspect.

### LOUNGE/ DINING ROOM

17'10" x 12'11"

A light and spacious room at the rear of the house, with French double doors leading to the rear garden.

### FIRST FLOOR LANDING

10'1" x 6'2"

Providing access to the first floor rooms and the stairs to the second floor master suite.

### BEDROOM TWO

8'10" x 12'11"

A good sized double bedroom located to the rear of the property with a lovely outlook over the garden.

### BEDROOM THREE

9'6" x 12'11"

This bedroom makes a wonderful bedroom for a child or a great home office. The window looks out to the front aspect.

### BATHROOM

6'10" x 6'4"

White three piece suite briefly comprising of a panelled bath with a rainfall shower over, wall mounted basin, low suite WC, complementary stylish tiling, spotlighting, and chrome towel radiator.

### SECOND FLOOR LANDING

With access to the master bedroom and the adjacent shower room.

### MASTER BEDROOM

14'6" x 12'11"

Spacious master bedroom with a walk in wardrobe, and useful built in storage, access to the loft space and a window looks out to the front aspect.

### EN-SUITE SHOWER ROOM

5'3" x 7'8"

Walk in Shower with a wall mounted basin, low suite WC, complementary stylish tiling, spotlighting, and skylight window.

### GARDENS & PARKING

There is a forecourt garden to the front with an attractive enclosed easy to maintain garden to the rear, comprising of a flagged patio seating area and AstroTurf lawn. Driveway private to the front of the property for two cars side by side.

Material Information - Littleborough

Tenure Type: FREEHOLD

Annual Management Charge Amount:

Council Tax Banding: Band C