

HUNTERS[®]

HERE TO GET *you* THERE



Chichester Close

Littleborough, OL15 8QL

£250,000



- THREE BEDROOM SEMI-DETACHED HOME
- SPACIOUS LOUNGE THROUGH DINER
- OFF-ROAD PARKING & GARAGE
- EPC- TBC
- FREEHOLD
- SOUGHT-AFTER SMITHY BRIDGE LOCATION
- FRONT & REAR GARDENS
- WALKING DISTANCE TO TRAIN STATION & LOCAL AMENITIES
- COUNCIL TAX BAND B

Tel: 01706 390 500

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Hunters Estate Agents are delighted to present to the market this well-appointed three-bedroom semi-detached home, ideally positioned within the highly sought-after area of Smithy Bridge.

This attractive property offers bright and spacious accommodation throughout, complemented by gardens to both the front and rear, off-road parking, and a garage — making it an excellent opportunity for a wide range of buyers.

The accommodation briefly comprises an inviting entrance hall, a generous lounge through diner, and a fitted kitchen to the ground floor. To the first floor are three well-proportioned bedrooms and a modern three-piece bathroom suite. The home further benefits from gas central heating and double glazing throughout.

Perfectly located for convenient access to local amenities, the property is within walking distance of the local primary school and mainline train station, providing direct links to Leeds and Manchester. The ever-popular Hollingworth Lake is also close by, offering beautiful scenic walks and leisure activities, while nearby villages provide an excellent selection of shops, supermarkets, bars, and restaurants.

Early viewing is highly recommended to fully appreciate all this fantastic home has to offer.

Lounge and Dining Room

13'5" x 12'4" (Lounge), 10'6" x 8'5" (4.10m x 3.77m (Lounge), 3.19m x 2.56m)

The entrance hall leads into the spacious lounge, which features a large window that lets in plenty of natural light and offers views of the front garden. The lounge flows seamlessly through an arch into the dining room, a comfortable area with a large window overlooking the rear garden, perfect for family meals or entertaining.

Kitchen

10'5" x 7'2" (3.19m x 2.18m)

The kitchen is modern and well-equipped, with a range of white wall and base units, and contrasting dark countertops. It boasts integrated appliances including a gas hob with over head extractor fan, a built-in oven, microwave, dishwasher, fridge freezer and washing machine. The grey tiled splashbacks and flooring add a contemporary touch, while a window above the sink and a glazed door to the rear garden provide plenty of natural light and easy access to outdoor space.

Landing

The landing upstairs connects three bedrooms and the family bathroom with a window to the side elevation providing plenty of natural light.

Bedroom 1

14'8" max x 9'6" (4.46m max x 2.89m)

The main bedroom is a bright and airy double room, with a large window overlooking the garden. It offers ample space for a double bed and bedroom furniture.

Bedroom 2

9'3" x 9'6" (2.83m x 2.89m)

This second double bedroom features a large window to the rear of the property overlooking the garden.

Bedroom 3

9'7" max x 6'1" (2.92m max x 1.85m)

The third bedroom is smaller in size, suitable for use as a child's bedroom, nursery, or home office. It has a window to the front and a built in storage

cupboard.

Bathroom

6'0" x 6'1" (1.84m x 1.85m)

The family bathroom is bright and practical with a white suite including a bath with over head shower, pedestal basin, and toilet. With a chrome heated towel rail and frosted window to the rear elevation.

Rear Garden

The rear garden features a spacious paved patio area ideal for outdoor seating and entertaining. Beyond the patio, the garden is laid mainly to lawn with well-maintained borders and mature hedges providing privacy and a pleasant green backdrop.

Garage and Parking

To the front offers driveway parking for two cars and a single garage with both an up and over door, and personnel door to the rear.

Material Information - Littleborough

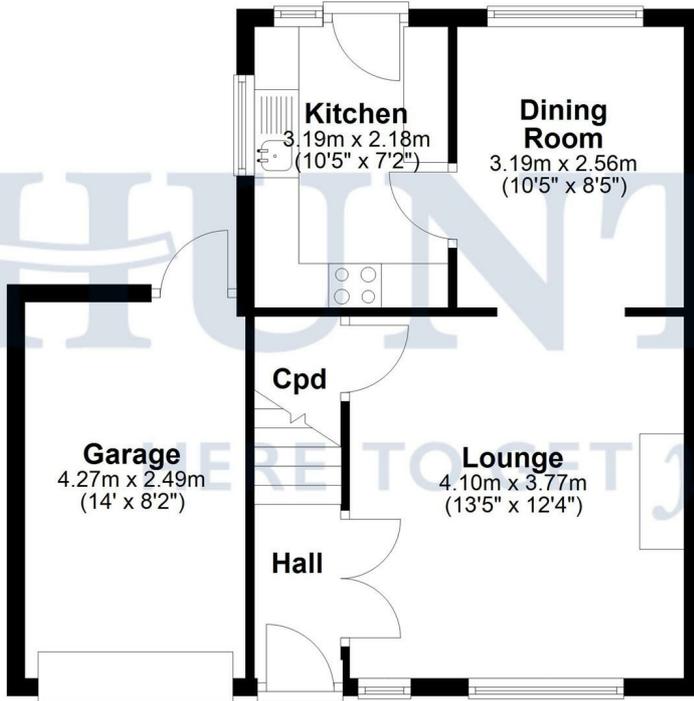
Tenure Type; FREEHOLD

Council Tax Banding; ROCHDALE COUNCIL BAND B

Floorplan

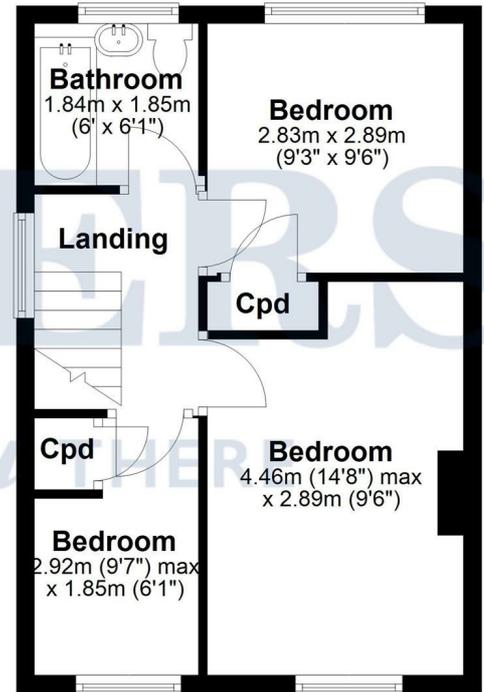
Ground Floor

Approx. 46.8 sq. metres (503.5 sq. feet)



First Floor

Approx. 35.6 sq. metres (383.4 sq. feet)



Total area: approx. 82.4 sq. metres (886.9 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
Plan produced using PlanUp.







Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales	EU Directive 2002/91/EC		

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





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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