



## Laburnum Way, Littleborough, OL15 8LS

- SEMI DETACHED BUNGALOW
- RECENTLY RENOVATED THROUGHOUT
- GARDENS TO FRONT AND REAR
- SOLD WITH NO CHAIN
- COUNCIL TAX BAND C
- SOUGHT AFTER BENTS FARM LOCATION
- TWO BEDROOMS
- RECENTLY RENOVATED SINGLE GARAGE
- EPC RATING C
- LEASEHOLD

**Offers In Excess Of £265,000**





# Laburnum Way, Littleborough, OL15 8LS

EXCEPTIONAL, BEAUTIFULLY PRESENTED BUNGALOW, Located in one of the most sought after areas of Littleborough! Hunters are delighted to be able to offer to the market this impressive two bedroom bungalow recently renovated and fully central heated.

As you enter this beautiful home you can see that it has been maintained to a high standard throughout providing a wonderful opportunity for buyers to be able to move in and enjoy straight away, this truly is a bungalow not to be missed. The entrance hall provides that all important storage cupboard and access to the loft. The light and airy lounge diner is spacious and offers plenty of room for furniture and the kitchen offers a range of modern fitted units and integrated appliances. The two double bedrooms are tastefully decorated with the Master bedroom being very spacious including bespoke large fitted wardrobes. The gardens have been wonderfully landscaped to both front and rear with a driveway providing off road parking for two vehicles which leads to the single garage. Call now to arrange a viewing to fully appreciate what this property has to offer, sold with NO CHAIN.



## Entrance Hall

An inviting and welcoming hallway which is accessed via the main door to the side of the property. The hallway provides a useful storage cupboard. There is also access to the loft space via a drop down ladder.

## Lounge Diner

Attractively decorated light and bright room that has a lovely large window that looks out to the front aspect. Plenty of space for furniture.

## Kitchen

A range of modern base and wall units including integrated appliances, Dishwasher, Fridge Freezer, Washing machine, electric hob, Neff plate warmer and Neff slide and hide oven. A door leads outside into the beautiful rear garden and bespoke covered wooden Gazebo fully fitted.

## Bedroom 1

Spacious double bedroom with a range of fitted bespoke wardrobes providing lots of storage. A large window looks out over the rear garden.

## Bedroom 2

Second double bedroom with fitted tall cupboard with a window to the front aspect.

## Wet room

Comprising of modern floor to ceiling tiles, a glass shower screen with dual shower that includes overhead lighted extractor fan, wash basin, low level WC and heated towel rail with a window to the side aspect.

## External

The driveway provides off road parking for 2 vehicles leading to the single garage, which has a recently installed new remotely controlled up and over door. The gardens have been wonderfully landscaped with the fully fenced rear garden, beautifully maintained with an array of well established plants, shrubs and flowers. It enjoys a bespoke fitted wooden Gazebo that provides a comfortable all weather seating area and practical space for drying washing during poor weather. There is a side gate leading to driveway and garage.

## Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 946

Leasehold Ground Rent Amount: £15.00

Council Tax Banding; ROCHDALE COUNCIL BAND C

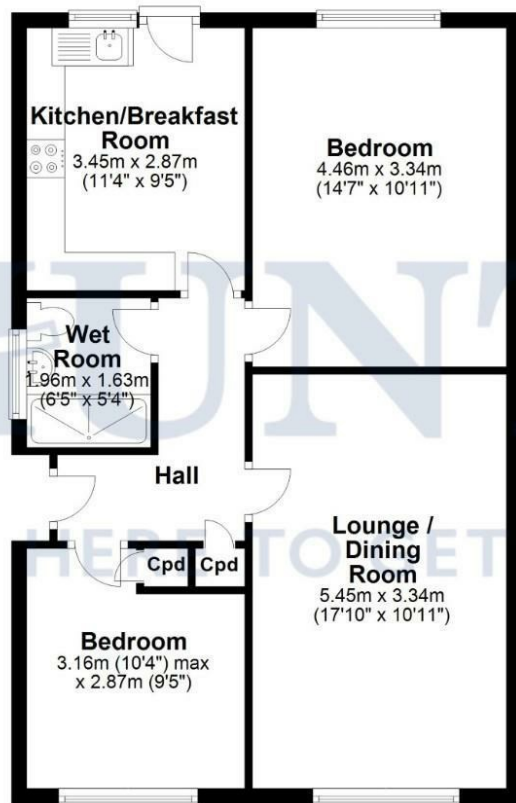






## Ground Floor

Approx. 63.1 sq. metres (679.3 sq. feet)



## Outbuilding

Approx. 13.4 sq. metres (144.6 sq. feet)



Total area: approx. 76.5 sq. metres (823.8 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 Littleborough  
Plan produced using PlanUp.

## Viewings

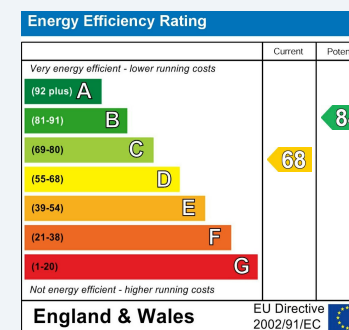
Please contact [littleborough@hunters.com](mailto:littleborough@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## 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.



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.