

# HUNTERS®

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## Stopford Avenue

Littleborough, OL15 8QH

Offers Over £240,000



- THREE BEDROOM SEMI DETACHED
- CLOSE TO HOLLINGWORTH LAKE
- RECENTLY RENOVATED THROUGHOUT
- USEFUL DOWNSTAIRS WC AND UTILITY
- EPC RATING D

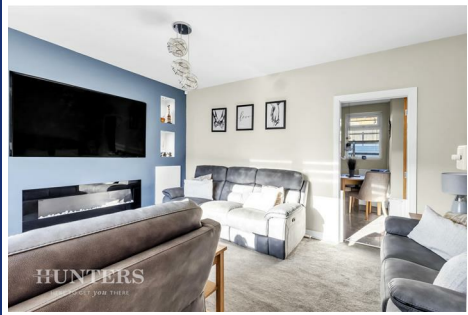
- WALKING DISTANCE TO TRAIN STATION
- WONDERFUL LARGE LANDSCAPED GARDEN
- KITCHEN DINER
- COUNCIL TAX BAND B
- LEASEHOLD

Tel: 01706 390 500

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Hunters Estate Agents are delighted to present this beautifully renovated three-bedroom semi-detached home, ideally positioned in a highly sought-after location just off Smithy Bridge Road. The property is perfectly situated close to the picturesque Hollingworth Lake and within walking distance of Smithy Bridge Primary School and the mainline train station, which offers direct links to both Manchester and Leeds city centres—making it a superb choice for families and first-time buyers.

The home boasts a generous, sunny rear garden and has been thoughtfully improved throughout. Just two years ago, it underwent a full renovation including a complete rewire, new plumbing, and fresh plastering, while the roof was replaced only four years ago. Externally, both the front and rear gardens have been professionally landscaped. The front now provides off-road parking for two vehicles, and the rear features an attractive Indian stone patio, a low-maintenance artificial lawn, and a spacious composite decking area—perfect for outdoor entertaining.

Internally, the accommodation briefly comprises an entrance hall, a welcoming lounge, a modern fitted breakfast kitchen with a useful utility room with a WC. To the first floor are three well-proportioned bedrooms, a contemporary family bathroom, and a separate WC.

Early viewing is highly recommended to fully appreciate the quality, space, and excellent location this wonderful home has to offer.



### Lounge

11'11" x 14'11" (3.63m x 4.55m)

A bright and spacious room featuring a contemporary media wall with an in-built electric fireplace with alcoves either side, creating a cosy focal point. Neutral walls and carpet flooring provide an inviting atmosphere, with natural light streaming in through a large window.

### Kitchen/Dining Room

9'10" x 20'5" (max) (3.00m x 6.23m (max))

The kitchen/dining room is a modern, well presented space, fitted with sleek grey gloss cabinets paired with wooden worktops, and under-cabinet lighting adds a subtle glow. There is space for a fridge freezer with a built in oven, hob and an integrated dish washer. The dining area comfortably accommodates a family table, positioned by the windows that provide ample natural light. The room benefits from a stylish tiled floor that adds to the clean, contemporary feel.

### Utility/WC

6'11" x 6'1" (2.10m x 1.86m)

The utility room with WC is so useful to have in any family home, with space and plumbing for a washing machine and tumble dryer, a fitted sink, and WC. The tiled floor completes the practical space, which benefits from a window to the exterior providing natural light.

### Bathroom

7'1" x 5'4" (2.17m x 1.62m)

The first-floor bathroom is fully tiled in large neutral-tone tiles, creating a modern and elegant space. It is fitted with a bath with a shower over, shower screen, a wall-mounted WC, and a sink beneath a window that allows light in whilst maintaining privacy.

### Bedroom 1

9'10" x 14'10" (max) (3.00m x 4.51m (max))

The main bedroom is a generous room with light neutral walls and carpet underfoot offer a relaxing environment complemented by a large window that fills the room with daylight. Space is ample for a double bed and additional furnishings.

### Bedroom 2

12'0" x 11'4" (3.65m x 3.45m)

Bedroom two is a comfortable double room, featuring neutral décor and carpet flooring. A large window allows natural light to brighten the space, which can easily accommodate bedroom furniture.

### Bedroom 3

8'10" x 8'10" (max) (2.68m x 2.68m (max))

Bedroom three is ideal as a child's room, featuring a window providing natural light and sufficient space for a bed and storage.

### Loft Room

10'5" x 13'11" (3.17m x 4.25m)

The loft room on the second floor offers a versatile space, with a Velux window that floods the room with natural light. This room is ideal as an occasional room, office, or additional living area, with exposed beams adding character.

### Rear Garden

The rear garden is thoughtfully laid out over multiple levels, featuring artificial grass perfect for low-maintenance enjoyment and a large composite decking seating area, ideal for outdoor entertaining. A paved patio area offers further space to relax and unwind. The garden is enclosed with fencing providing privacy and is well suited for both family and social activities.

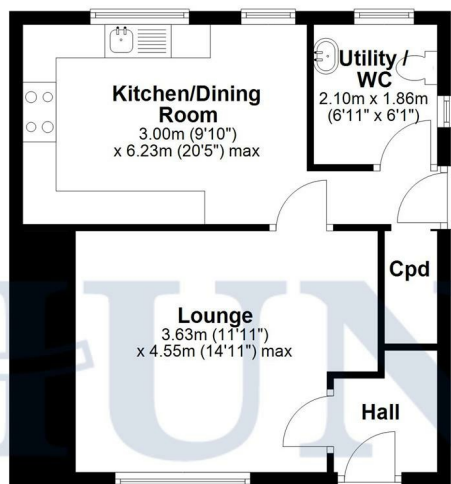
### Front Exterior

At the front, the property offers a private parking area for two cars, with steps leading up to the front door.

# Floorplan

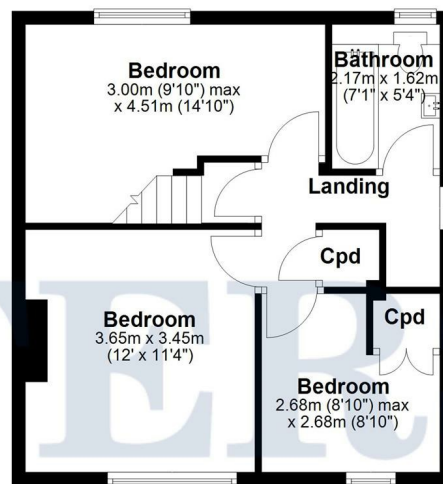
## Ground Floor

Approx. 42.0 sq. metres (451.6 sq. feet)



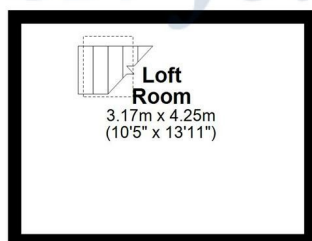
## First Floor

Approx. 42.3 sq. metres (455.5 sq. feet)



## Second Floor

Approx. 13.4 sq. metres (144.8 sq. feet)



Total area: approx. 97.7 sq. metres (1051.9 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.



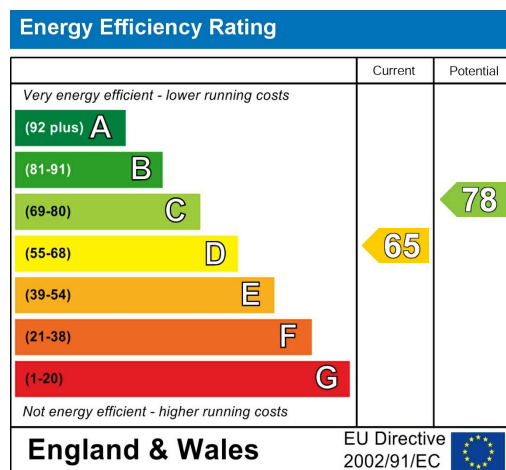








## Energy Efficiency Graph

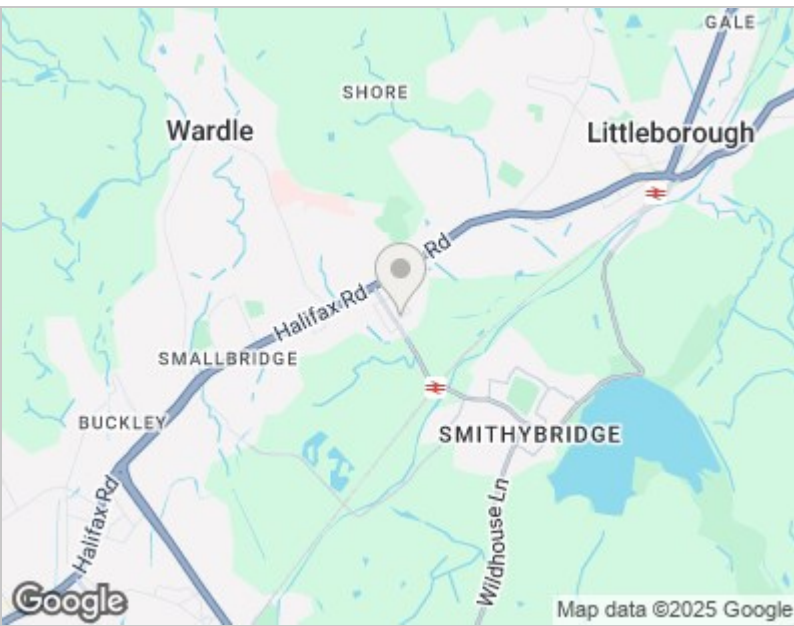


## Viewing

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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