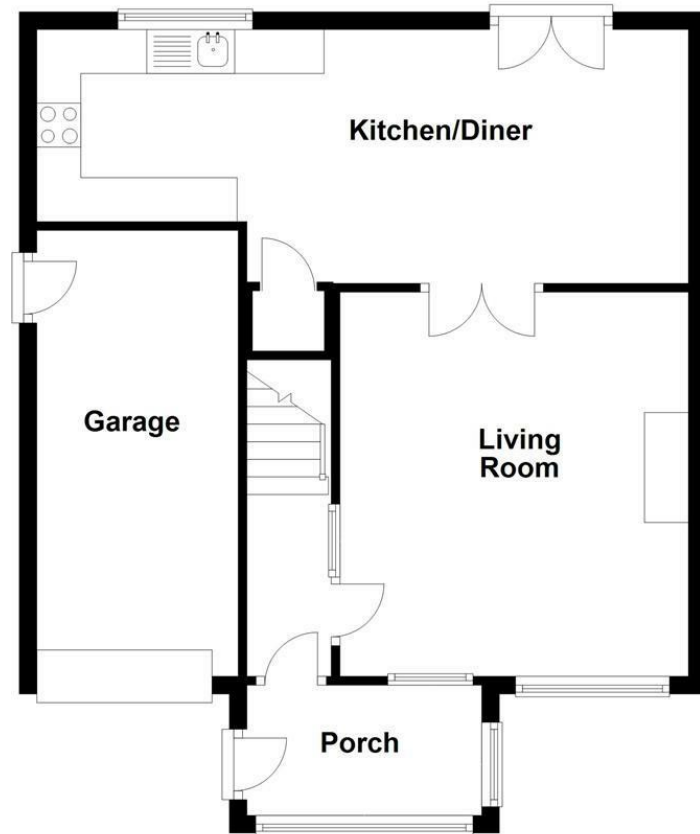


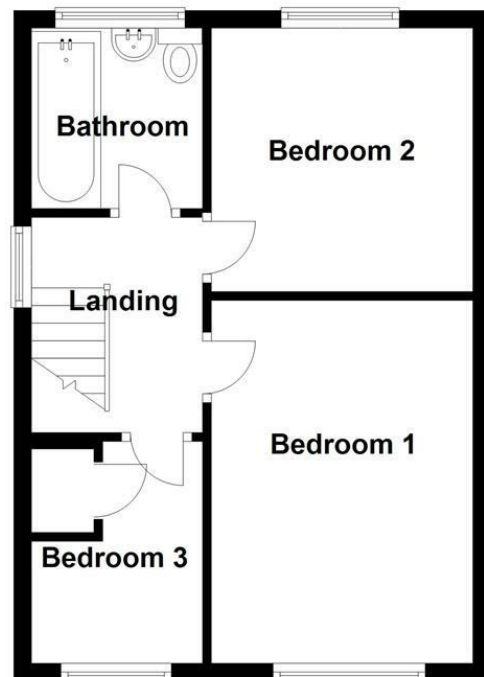
Ground Floor

Approx. 58.7 sq. metres (631.8 sq. feet)



First Floor

Approx. 36.2 sq. metres (390.2 sq. feet)



Total area: approx. 94.9 sq. metres (1022.0 sq. feet)

All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



Chichester Close, Littleborough, OL15 8QL

£235,000

THREE BEDROOM SEMI DETACHED PROPERTY NESTLED IN A BEAUTIFUL LOCATION OF LITTLEBOROUGH WITH OFF-ROAD PARKING!

Situated in a sought-after location, in the town of Littleborough sits this semi-detached property, perfect for a small family or somebody looking for a conveniently located upside. The property provides easy access to local amenities as well as popular commuter routes like bus links to surrounding towns and villages. This property boasts a fitted kitchen/dining room, living room, three bedrooms, a three piece bathroom suite as well as an enclosed, rear garden, a garage and off-road parking.

The property comprises briefly: entrance into the porch with a door providing access to the hallway. From the hallway, there are stairs leading to the first floor and a door providing access into the living room. The living room allows access into the kitchen/dining room. From the kitchen/dining room there are doors leading to understairs storage and the enclosed rear garden. From the first floor, there are doors providing access to three bedrooms and a three piece bathroom suite. Externally, this property boasts a rear, enclosed, laid to lawn garden with a paved area and decked area. To the front there is off-road parking, a edding area and access to the garage.

To arrange any viewings, please contact the Rochdale team.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	49	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Chichester Close, Littleborough, OL15 8QL

£235,000

 3  1  2  E

- Spacious Family Home
 - Generous Rear Garden
 - Large Lounge
 - Highly Desirable Location
- Tastefully Styled
 - Off Road Parking
 - Modern Kitchen Diner
- Modern Throughout
 - Three Bedrooms
 - Recently Refurbished

Internal

Ground Floor

Entrance Porch

6'01 x 3'05 (1.85m x 1.04m)
UPVC double glazed windows, wood effect flooring. UPVC double glazed door leading to hallway.

Hallway

7'09 x 3'03 (2.36m x 0.99m)
Central light point, central heating radiator, stairs to the first floor and door leading to lounge.

Lounge

13'07 x 12'09 (4.14m x 3.89m)
UPVC double glazed bay window to front elevation, central light point, central heating radiator, television point, feature fireplace with gas fire, marble hearth and wooden surround, television point and doors leading to kitchen diner.

Kitchen Diner

23'10 x 10'03 (7.26m x 3.12m)
UPVC double glazed window to rear elevation, central heating radiator, a range of wall and floor based units in grey gloss with wood effect worktops, brick effect tiled splashbacks, one and a half bowl stainless steel sink with drainer and mixer tap, integrated oven with four ring gas hob and extractor hood, space for fridge freezer, plumbing for washing machine, part tiled elevations, wood effect flooring, fitted under stair storage cupboard, UPVC double glazed patio doors to rear elevation with made to measure blinds..

First Floor

Landing

7'09 x 6'04 (2.36m x 1.93m)
Loft access, window to side elevation, central light point and doors leading to three bedrooms and family bathroom suite.

Bedroom One

15'01 x 8'06 (4.60m x 2.59m)
UPVC double glazed window, central light point, central heating radiator with made to measure blinds.

Bedroom Two

9'04 x 9'02 (2.84m x 2.79m)
UPVC double glazed window with made to measure blinds, central light point, central heating radiator.

Bedroom Three

9'11 x 6'10 (3.02m x 2.08m)
UPVC double glazed window with made to measure blinds, central light point, central heating radiator and fitted over stair storage cupboard.

Family Bathroom

6'03 x 6'00 (1.91m x 1.83m)
UPVC double glazed window, central heating radiator, a three-piece

suite comprising of panelled bath with overhead shower feed, pedestal wash basin, low level dual flush WC. part tiled elevations, wood effect flooring and spotlights to ceiling.

External

Front

Driveway providing off road parking, bedding areas and access to single garage via up and over door.

Rear

An enclosed garden comprising of mainly laid to lawn area with paved patio, timber decking, door leading to garage.

Garage

17'03 x 8'00 (5.26m x 2.44m)
Up and over door. Wall mounted boiler.

Agents Notes

Council Tax Band C.
Property is Freehold.



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