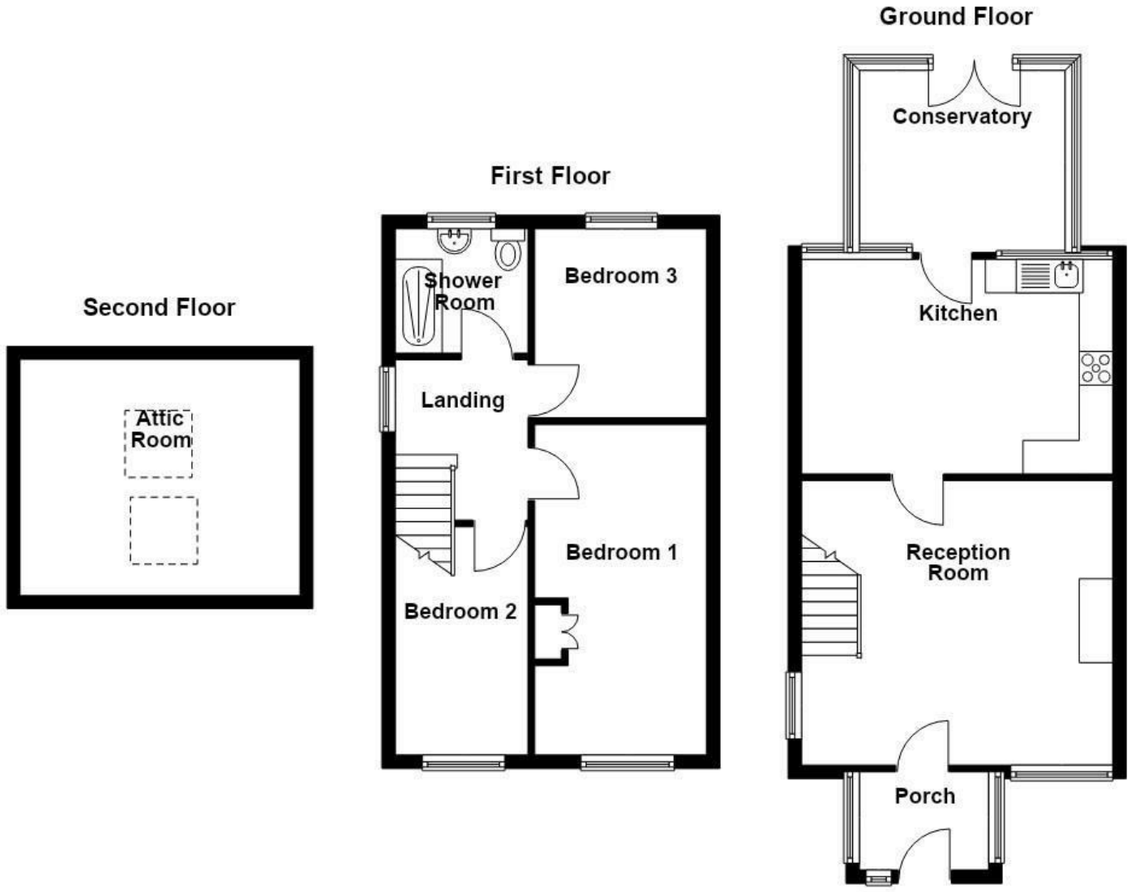
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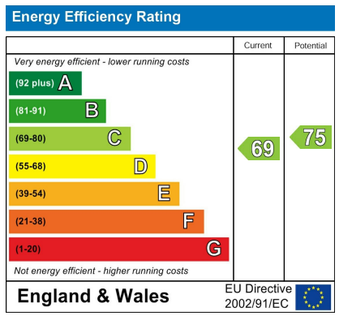













# Chichester Close, Littleborough, OL15 8QL

## £275,000

A Fantastic Three-Bedroom Semi-Detached Home with an additional Converted Loft Room – Chichester Close, Littleborough.

Situated in the sought-after and peaceful cul-de-sac of Chichester Close, Littleborough, this fantastic three-bedroom semi-detached property offers spacious and versatile accommodation, making it an ideal home for families, first-time buyers or those looking for additional living space.

The property benefits from an excellent location, combining a quiet residential setting with convenient access to local amenities, well-regarded primary and secondary schools, and excellent public transport links to major cities, including Manchester and Leeds.

One of the standout features is the converted loft room, providing valuable additional space that could be used as a home office, hobby room, or additional storage, offering flexibility to suit a variety of lifestyles.

Internally, the property comprises a welcoming reception room, ideal for relaxing with family or entertaining guests, alongside three well-proportioned bedrooms offering comfortable accommodation for the whole family.

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.

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# Chichester Close, Littleborough, OL15 8QL

## £275,000

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- Semi Detached Property
- Three Bedrooms
- Attic Room
- Fitted Kitchen
- Three Piece Shower Room
- Enclosed Rear Garden
- Off Road Parking
- Freehold
- Council Tax Band B
- EPC Rating C

### Ground Floor

### Entrance Porch
6'4 x 4'10 (1.93m x 1.47m)

Composite front entrance door, UPVC double glazed windows and door to reception room.

### Reception Room
15'3 x 13'11 (4.65m x 4.24m)

UPVC double glazed window, central heating radiator, wall mounted fire, coving and door to the kitchen.

### Kitchen
15'3 x 10'6 (4.65m x 3.20m)

UPVC double glazed window, central heating radiator, range of wall and base units with granite surfaces, inset sink with draining ridges and mixer tap, electric oven and microwave in a high rise unit, four ring induction hob, extractor hood, integrated fridge freezer, plumbing for washing machine and dishwasher, coving, tiled flooring and door to the conservatory.

### Conservatory
10'1 x 8'11 (3.07m x 2.72m)

UPVC double glazed windows, tiled flooring and UPVC double glazed French doors to the rear.

### First Floor

### Landing
7'10 x 6'6 (2.39m x 1.98m)

UPVC double glazed window, smoke alarm, loft access and doors to three bedrooms and bathroom.

### Bedroom One
16'2 x 8'5 (4.93m x 2.57m)

UPVC double glazed window, central heating radiator and coving.

### Bedroom Two
11'2 x 6'1 (3.40m x 1.85m)

UPVC double glazed window and central heating radiator.

### Bedroom Three
9'3 x 8'5 (2.82m x 2.57m)

UPVC double glazed window and central heating radiator.

### Shower Room
6'6 x 6'3 (1.98m x 1.91m)

UPVC double glazed window, central heating radiator, dual flush WC, wall mounted wash basin, direct feed shower unit, tiled elevations, extractor fan and lino flooring.

### Second Floor

### Attic Room
13'8 x 11'6 (4.17m x 3.51m)

Two Velux windows, central heating radiator, combination boiler and eaves access.










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