



# FacetoFace



- Very popular location
- Spacious mid quasi home
- Two excellent double bedrooms
- Additional loft room

## Whalley Avenue, Littleborough

£184,950

Positioned within this extremely desirable location, here at FacetoFace we are pleased to bring to the open market this spacious and idyllic first time purchaser home. Essentially a generously sized two bedroom home with the added benefit of an additional room to the loft which certainly has the potential for a variety of uses.



## Property Description

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Essentially a generously sized two bedroom home with the added benefit of an additional room to the loft which certainly has the potential for a variety of uses.

Whalley Avenue is handily placed for many of the village amenities together with many countryside walks, local schooling, shopping facilities, boutiques and coffee shops, the well known beauty spot of Hollingworth Lake and if commuting is required the local train station is very much on hand.

This wonderful opportunity further features and comprises:

**GROUND FLOOR** – the entrance area leads into the spacious lounge which has a t.v. aerial point, uPVC double glazed window and central heating radiator. To the large kitchen diner is a host of tastefully appointed and fitted base and wall units with in-built appliances to include an electric oven, a four ring gas hob with an extractor hood plumbing for an automatic washing machine and a useful understairs store.



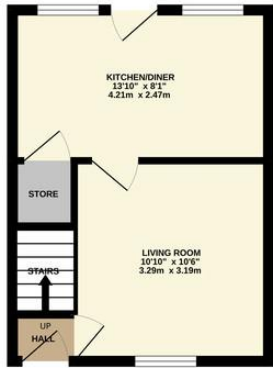


FIRST FLOOR – the spacious landing area provides a light and airy access to the two first floor bedrooms, one being a double and the second is a good sized single. There is a staircase which leads to the additional loft room. To the house bathroom is an attractive three piece white suite comprising of a w.c., wash basin and a bath with a Mira shower over, complementary tiling is to the elevations and a uPVC double glazed window.

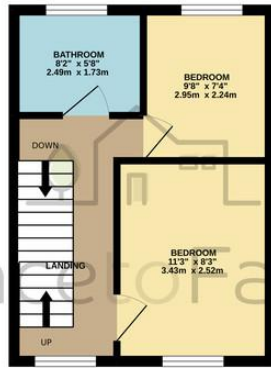
SECOND FLOOR – here is a great additional to this home and is certainly excellent in size with a velux window and an in-built wardrobe or storage facility.

EXTERNALLY – to the front is a mature and well fenced garden with steps leading to the front door entrance. At the rear is a larger than anticipated mature garden with patio and sizeable lawned area. There is from here a very pleasant and scenic aspect of the surrounding countryside.

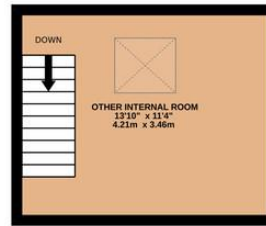
GROUND FLOOR  
261 sq.ft. (24.2 sq.m.) approx.



1ST FLOOR  
261 sq.ft. (24.2 sq.m.) approx.



2ND FLOOR  
157 sq.ft. (14.5 sq.m.) approx.



TOTAL FLOOR AREA : 678 sq.ft. (63.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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