

HUNTERS®

HERE TO GET *you* THERE



Drake Road

Littleborough, Lancashire, OL15 9PY

£179,950



- TRUE STYLE BUNGALOW
- TWO BEDROOMS
- WONDERFUL GARDEN AND DRIVE TO FRONT
- MODERN KITCHEN AND WET ROOM
- COUNCIL TAX BAND A
- BEAUTIFULLY PRESENTED
- LIGHT AND AIRY ACCOMMODATION
- LOUNGE AND CONSERVATORY
- FREEHOLD
- EPC RATING C

Tel: 01706 390 500

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A beautifully presented, light and bright true-style semi-detached bungalow, offering a welcoming entrance hall, spacious lounge, conservatory, kitchen, two bedrooms, and a newly installed wet room. This delightful home enjoys a lovely, well-established garden and a block-paved driveway to the front, providing both charm and practicality.

Perfectly suited to those seeking the comfort and convenience of bungalow living, the property combines traditional style with modern touches throughout.

Ideally located just a short distance from Littleborough village, it benefits from excellent bus routes and is close to a range of local amenities, including shops, supermarkets, and a mainline train station with direct services to Manchester and Leeds city centres.

Viewing is highly recommended to fully appreciate the space and light this wonderful bungalow has to offer.

Entrance Hall

A welcoming side entrance providing access to all principal rooms, creating a practical and inviting first impression.

Kitchen

10'2" x 7'10" (3.11 x 2.41)

A bright and modern kitchen featuring a range of white base and wall units with contrasting wood-effect worktops. The space is fitted with a built-in oven and gas hob, with room for a washing machine and fridge/freezer. A large window floods the room with natural light and offers views of the surrounding area. The kitchen also includes a convenient breakfast bar, providing a casual dining or workspace. The neutral tones and practical layout create a welcoming and functional heart of the home.

Lounge

15'11" x 10'2" (4.86 x 3.10)

Light and bright, neutrally decorated lounge featuring laminate wood-effect flooring. Double doors open seamlessly into the conservatory, creating a spacious and inviting flow.

Conservatory

9'7" x 7'10" (2.93 x 2.41)

UPVC conservatory overlooking the rear garden, with a door providing direct access, creating a bright and airy space to relax and enjoy the outdoors.

Bedroom1

14'10" x 9'8" (4.53 x 2.95)

Double bedroom with a front-aspect window, featuring grey carpeting and neutral décor, offering a calm and versatile space.

Bedroom 2

8'9" x 8'5" (2.68 x 2.57)

A double bedroom with a front-aspect window, ideal as a guest bedroom or formal dining room, offering a versatile and bright space.

Wet Room

8'2" x 4'9" (2.50 x 1.46)

A practical wet room featuring a WC, wash hand basin, and electric shower, with tiled walls, a side-aspect window, and ventilation, combining functionality with a bright, easy-to-maintain space.

Garden and Drive

A block-paved driveway provides convenient off-road parking to the front. The rear and side gardens are well-established, featuring a large sunny patio seating area, a well-maintained lawn, and borders filled with trees, flowers, and plants. A useful storage shed adds practical storage, creating a lovely, private outdoor space.

Material Information - Littleborough

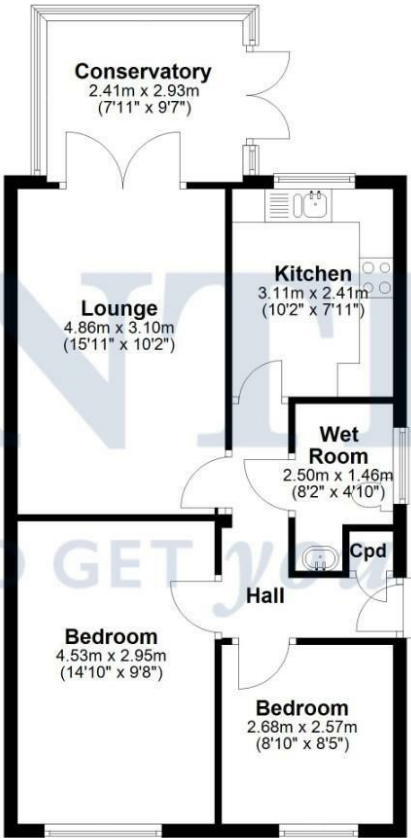
Tenure Type; FREEHOLD

Council Tax Banding; ROCHDALE COUNCIL
BAND A

Floorplan

Ground Floor

Approx. 60.6 sq. metres (652.3 sq. feet)



Total area: approx. 60.6 sq. metres (652.3 sq. feet)

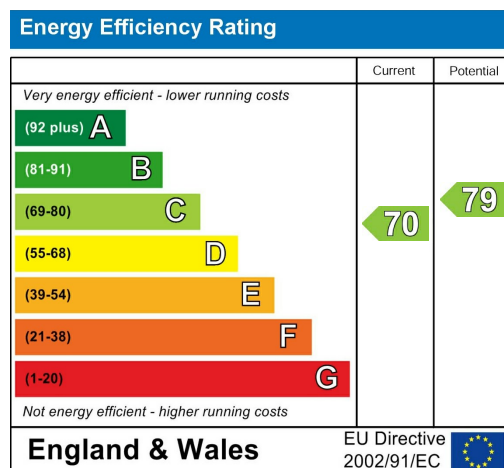
Disclaimer; This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.
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Plan produced using PlanUp.







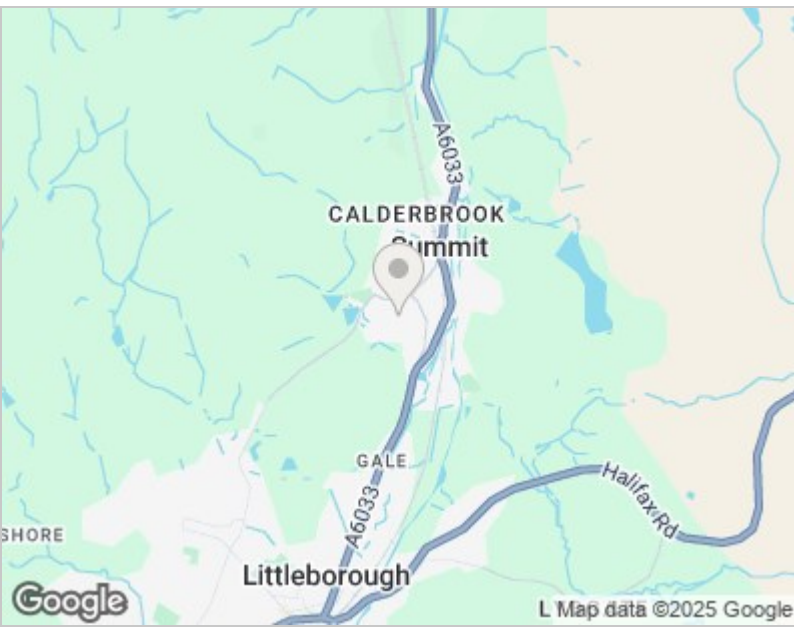
Energy Efficiency Graph



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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