HUNTERS®

HERE TO GET *you* THERE

Halifax Road

Littleborough, OL15 0HL

Offers Over £260,000

3 1 2 E

- DECEPTIVELY SPACIOUS THREE-BEDROOM CHARACTER PROPERTY
- TWO RECEPTION ROOMS & WOOD-BURNING STOVE
- BATHROOM & SEPARATE SHOWER ROOM
- CLOSE TO TRAIN STATION, CANAL & HOLLINGWORTH LAKE
- EPC RATING E
- HEART OF LITTLEBOROUGH VILLAGE
- THREE BEDROOMS & STUDY/OFFICE
- DRIVEWAY, GARAGE & GOOD-SIZED REAR GARDEN
- COUNCIL TAX BAND C
- LEASEHOLD

Tel: 01706 390 500

Halifax Road

Littleborough, OL15 0HL

Offers Over £260,000

Deceptively spacious characterful three-bedroom end terrace property, which occupies a superb position in the heart of Littleborough Village, just moments from the railway station, village shops and a fantastic selection of local amenities. With beautiful canal-side walks on the doorstep and Hollingworth Lake also close by, the location offers an excellent balance of convenience and countryside.

This is certainly no ordinary terrace, offering surprisingly spacious and versatile accommodation together with a driveway, single garage and good-sized rear garden.

The property briefly comprises an entrance hall leading into a separate dining room and a cosy lounge, complete with a multi-fuel wood-burning stove creating a warm and inviting focal point. The kitchen is complemented by a useful separate utility room, providing excellent additional storage and practical space.

To the first floor are three generous bedrooms, a separate study/home office, a family bathroom and an additional separate shower room, making the accommodation particularly versatile for modern family living.

Externally, the property benefits from a good-sized enclosed rear garden, providing a private outdoor space for relaxing and entertaining. To the side is a driveway providing off-road parking, together with a single garage.

Further benefits include gas central heating.

Combining character, space, versatile accommodation and an exceptional village-centre location, this is a fantastic opportunity for buyers looking for something a little different. Viewing is highly recommended to fully appreciate the size, character and position this property has to offer.

Tel: 01706 390 500

Hall
A welcoming entrance hall features light walls and practical storage, setting a bright and airy tone.

Dining Room
15' x 14'7" (4.58m x 4.45m)
The dining room is a generous space with light wooden flooring and a large window that fills the room with natural light. Its clean, bright walls and open feel provide a perfect setting for family meals or entertaining guests.

Lounge
14'10" x 14'7" max (4.53m x 4.45m max)
This comfortable lounge features a striking fireplace with a decorative hearth and a wood-burning stove, offering a cosy focal point. Light wooden floors complement the warmth of the room, while French doors open out to the garden, filling the room with natural light and creating an inviting space for relaxation.

Kitchen
14'10" x 5'10" (4.53m x 1.78m)
The kitchen is thoughtfully designed with a galley layout, fitted with a range of wall and base units, paired with patterned tiled splashbacks. It includes an oven, gas hob with over head extractor fan and has windows to both the side and rear, allowing plenty of natural light to enter. Adjacent to the kitchen is a handy utility room, providing space and plumbing for laundry appliances.

Utility Room
10'2" x 5'10" (3.10m x 1.78m)
A compact utility room offers practical space for laundry appliances and storage, fitted with light walls and flooring that matches the kitchen.

Landing
The landing provides access to all first-floor rooms and benefits from bright, neutral decoration.

Bedroom 1
14'10" x 12' (4.53m x 3.65m)
Bedroom one is a spacious double bedroom, light-filled room with a large window and neutral decor. It features built in storage cupboards and space for additional bedroom furniture.

Bedroom 2
15' x 11' (4.58m x 3.36m)
Bedroom two is a further double bedroom located to the front of the property with a large window providing natural light and neutral decor throughout.

Bedroom 3
9'9" x 9'5" (2.96m x 2.88m)
A cosy third bedroom has a charming, soft-toned wall and ideal childs bedroom or home office.

Dressing Room
5' x 5'6" (1.52m x 1.67m)
This small dressing room is well-positioned adjacent to the bedrooms and shower room, offering useful space.

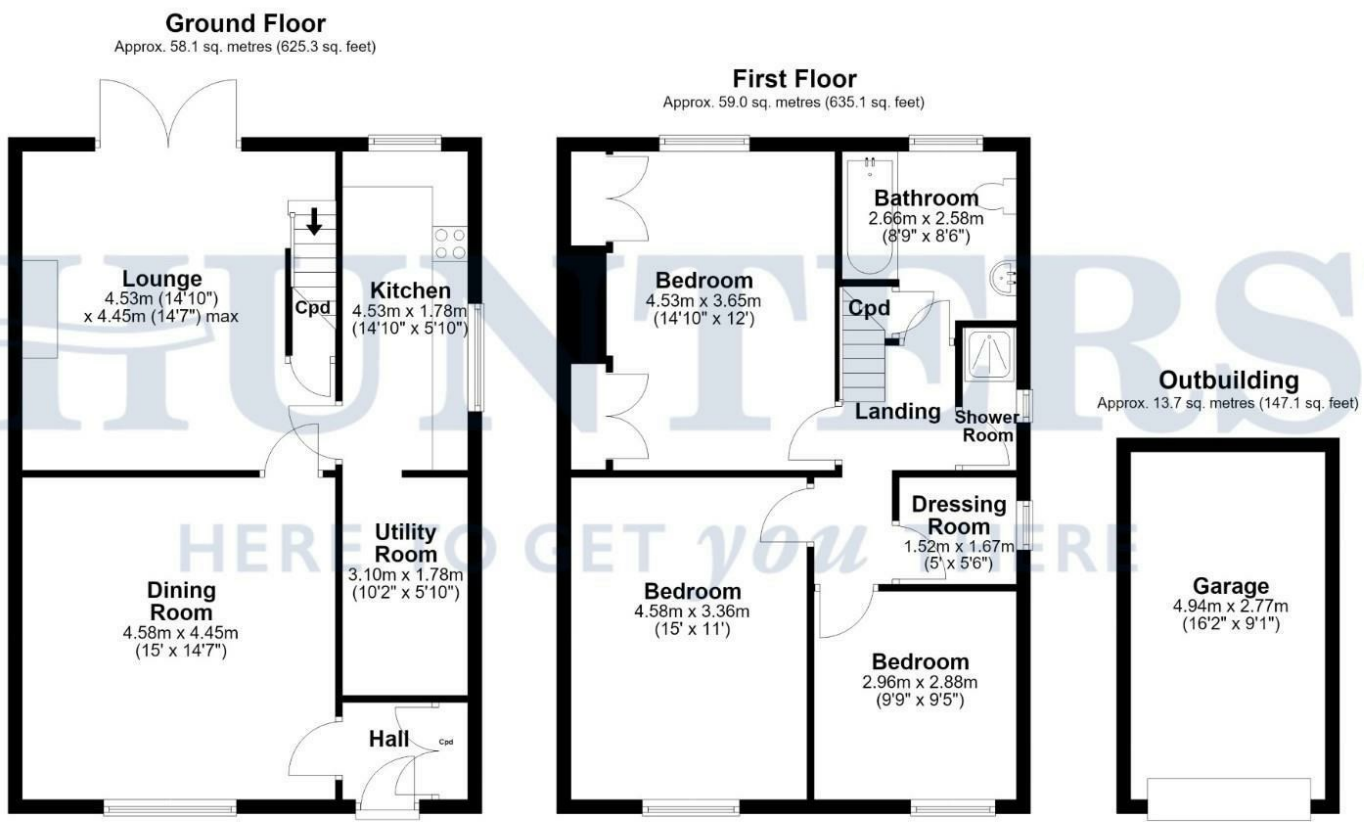
Bathroom
8'9" x 8'6" (2.66m x 2.58m)
A bright family bathroom includes a traditional style bath with tiled surrounding, a low level WC, a wash hand basin and a radiator beneath the frosted window, combining practicality with a clean, fresh look.

Shower Room
The separate shower room is fully tiled and features a walk-in shower with glass screen, complemented by a frosted window allowing natural light while maintaining privacy.

Rear Garden, Garage and Parking
The rear garden is a private and enclosed space featuring a paved patio area leading to a raised lawn bordered by mature planting. An external garage sits to one side, providing secure storage and off-road parking. A private driveway can be located to the side of the property with parking for two cars.

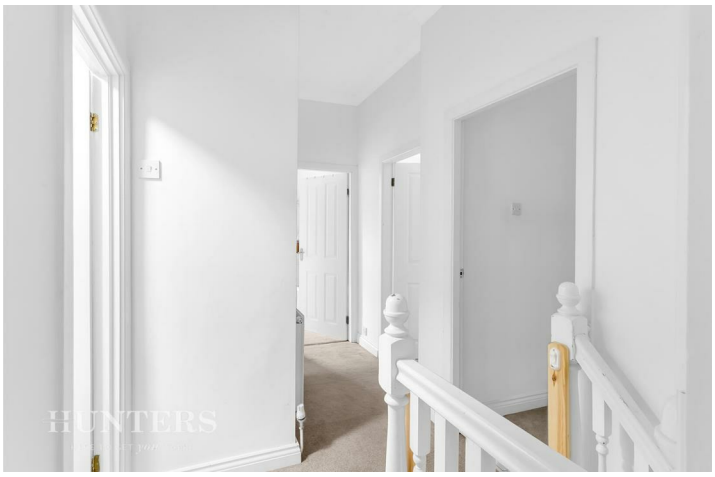
Material Information - Littleborough
Tenure Type; LEASEHOLD
Leasehold Years remaining on lease; 832
Leasehold Ground Rent Amount: £3.00
Council Tax Banding; ROCHDALE COUNCIL BAND C

Floorplan



Total area: approx. 130.8 sq. metres (1407.6 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.


HUNTERS

HUNTERS

HUNTERS

HUNTERS

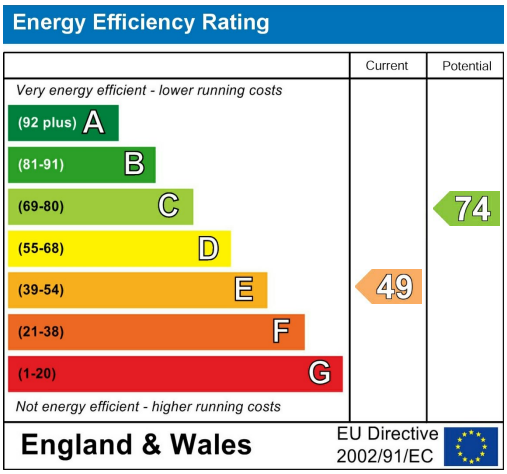
HUNTERS

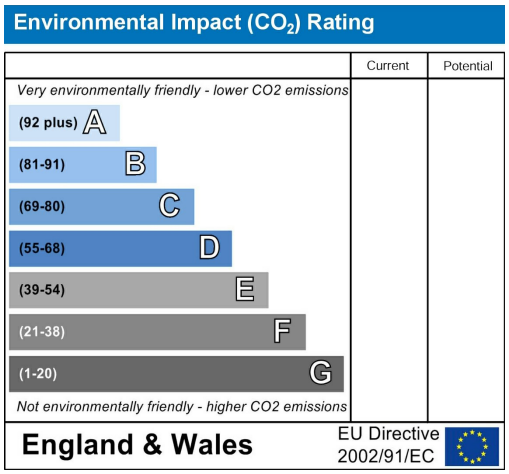
HUNTERS

HUNTERS

HUNTERS

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

HUNTERS®

HERE TO GET *you* THERE

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.

85 Church Street, Littleborough, OL15 8AB
Tel: 01706 390 500 Email: littleborough@hunters.com
https://www.hunters.com

The Property Ombudsman