



Rake Terrace

Littleborough, OL15 0HY

£245,000



- BEAUTIFULLY PRESENTED SEMI-DETACHED PROPERTY
- SURROUNDED BY OPEN COUNTRYSIDE
- MODERN DINING KITCHEN
- GENEROUS SIZE GARDEN
- COUNCIL TAX BAND B
- TWO DOUBLE BEDROOMS PLUS BOX ROOM
- LOUNGE WITH MULTI-FUEL BURNER
- DRIVEWAY PARKING FOR THREE CARS
- EPC RATING D
- FREEHOLD

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Beautifully presented semi-detached home in a sought-after rural setting, located just a short distance from the heart of Littleborough village and its wide range of local amenities, including mainline train station, providing direct access to Manchester and Leeds city centres. This charming semi-detached property offers the perfect blend of modern living and countryside tranquillity.

Internally, the home features a welcoming lounge with a cosy multi-fuel burner, creating a warm and inviting atmosphere. The spacious dining kitchen is fitted with modern units and provides an ideal space for both everyday living and entertaining.

To the first floor, the property offers two generous double bedrooms, a contemporary family bathroom, and a versatile box room—ideal for use as a nursery, home office, or dressing room.

Externally, the front of the property benefits from driveway parking for up to three vehicles. To the rear, a generous garden features paved seating areas and a lawned garden, all set against the backdrop of open countryside—perfect for those who appreciate outdoor space.

Entrance hall

Upon entering, you're welcomed by a bright and practical entrance hall—an ideal space for hanging coats and storing shoes—with stair access leading to the first floor.

Lounge

11'5" x 13'3" (3.49 x 4.05)

A bright and airy lounge situated at the front of the property, featuring a charming multifuel burner—perfect for creating a warm and inviting atmosphere.

Dining kitchen

9'3" x 16'10" (2.84 x 5.15)

This contemporary kitchen is beautifully designed with a full range of high-gloss wall and base units, offering both style and functionality. It features an inset sink and a suite of integrated appliances, including a fridge-freezer, electric oven, hob, wine cooler, and washing machine. A walk-in pantry provides valuable additional storage space, while the open layout easily accommodates a dining table — perfect for family meals or entertaining guests. French patio doors open directly onto the rear garden, seamlessly blending indoor and outdoor living.

Landing

A bright and airy landing featuring a sleek glass balustrade, a side elevation window that floods the space with natural light, and convenient access to the loft space.

Bedroom one

11'5" x 10'0" (3.48 x 3.07)

A spacious double bedroom situated at the front of the property, offering open countryside views.

Bedroom two

9'4" max x 10'0" (2.85 max x 3.07)

A spacious double bedroom situated at the rear of the property, offering open and uninterrupted views of the surrounding countryside.

Box room

6'10" x 6'5" (2.10 x 1.98)

A box room located at the front of the property, ideal for use as a nursery, home office, or dressing room.

Bathroom

5'6" x 6'5" (1.70 x 1.98)

This stylish bathroom features a fully tiled interior and includes a sleek bath with an overhead shower, a low-level WC, and a contemporary vanity wash basin. Completing the setup is a modern heated towel rail, offering both practicality and comfort.

External

The property offers a private driveway to the front with parking space for up to three cars. At the rear, set in a tranquil location, the property is surrounded by open countryside, offering peaceful and scenic views all around, the garden boasts attractive Indian paved areas alongside well-maintained lawn sections, with an additional tiered garden to the rear providing extra outdoor space.

Material Information - Littleborough

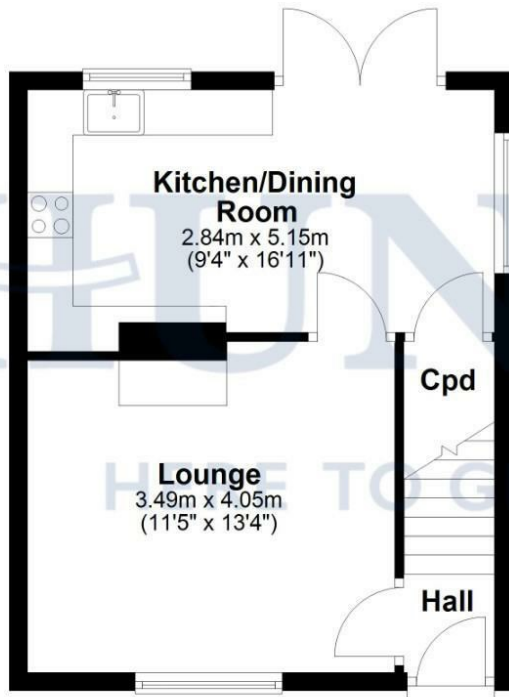
Tenure Type; FREEHOLD

Council Tax Banding; ROCHDALE COUNCIL
TAX B

Floorplan

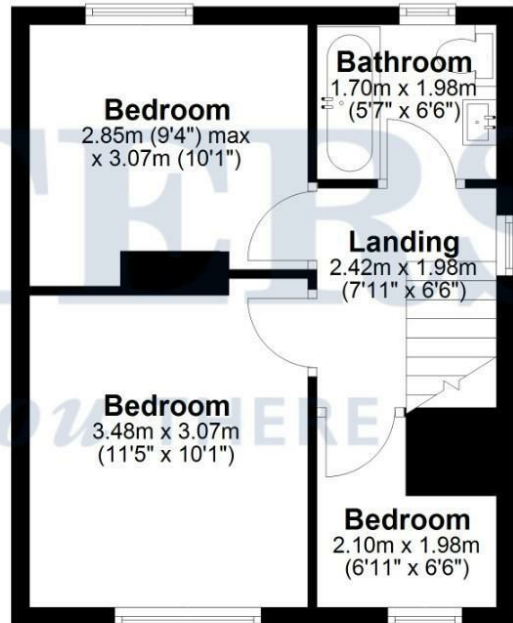
Ground Floor

Approx. 33.1 sq. metres (356.6 sq. feet)



First Floor

Approx. 33.1 sq. metres (356.6 sq. feet)



Total area: approx. 66.3 sq. metres (713.2 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.

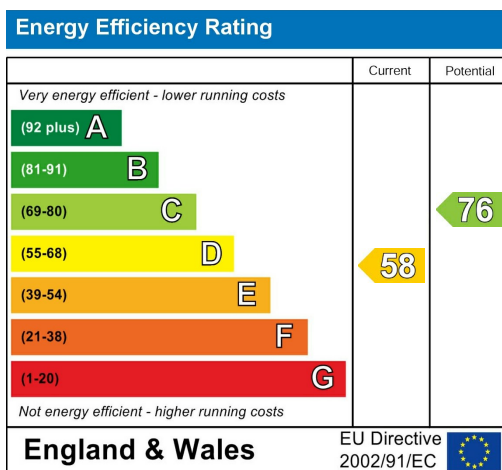
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Plan produced using PlanUp.







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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