



## Centre Vale

Littleborough, OL15 9EL

£210,000



- DECEPTIVELY SPACIOUS BAY-FRONTED TERRACED PROPERTY
- LIGHT AND BRIGHT LIVING SPACE THROUGHOUT
- EXTENDED KITCHEN TO THE REAR
- VIEWING HIGHLY RECOMMENDED
- COUNCIL TAX BAND C
- ACCOMMODATION ARRANGED OVER THREE FLOORS
- BAY-FRONTED LOUNGE AND SEPARATE DINING ROOM
- CONVENIENTLY LOCATED CLOSE TO LITTLEBOROUGH VILLAGE, TRAIN STATION AND LOCAL AMENITIES
- EPC RATING -TBC
- LEASEHOLD

# Centre Vale

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Charming bay fronted mid-terrace house that is both deceptively spacious and inviting. This delightful property boasts an impressive living space, making it an ideal family home.

As you enter, you are greeted by a welcoming entrance hall that leads to two generous reception rooms. The lounge is perfect for relaxation, while the separate dining room offers an excellent space for entertaining guests. The extended modern kitchen at the rear is bright and airy, providing a wonderful area.

The first floor features three bedrooms, complemented by a family bathroom that caters to all your needs. An additional attic room on the second floor adds versatility, making it suitable for guests, a home office, or a playroom.

This property is situated in a good location within Littleborough, just a short distance from the village centre. Here, you will find a variety of shops, charming cafes, and convenient access to the train station, which offers direct links to both Leeds and Manchester.

With its blend of character and modern living, this home is perfect for those seeking a comfortable lifestyle in a vibrant community. Don't miss the opportunity to make this lovely property your own.

### Hallway

The hallway provides a practical entrance to the home, featuring neutral walls and patterned flooring that leads directly to the main living spaces. With its useful layout, it offers access to the lounge and dining room and has stairs rising to the first floor, creating a welcoming flow throughout the property.

### Lounge

14'10" x 12'3" (4.51m x 3.74m)

The lounge offers a welcoming space with a large bay window that floods the room with natural light, creating a bright and cheerful atmosphere. A charming fireplace serves as a focal point, complemented by tasteful mouldings along the ceiling.

### Dining Room

14'1" x 12'11" (4.29m x 3.94m)

The dining room is an inviting space adjoining the kitchen, featuring a large window that bathes the room in natural light. Offering a versatile room ideal for meals and gatherings. The stone archway adds character and a pleasing architectural feature linking to the kitchen.

### Kitchen

15'10" x 9'5" (4.84m x 2.86m)

The kitchen is bright and airy with multiple windows providing plenty of natural light. It features modern cabinetry in a soft green tone paired with wooden work surfaces and a breakfast bar with seating for two. Integrated appliances include a gas hob and oven, and there is ample space for a washing machine and tall fridge freezer. The flooring is practical and complements the fresh, contemporary feel of the space.

### Bedroom 1

13'4" x 16'1" (4.05m x 4.89m)

The main bedroom is a spacious and comfortable retreat, featuring fitted wardrobes along one wall providing excellent storage. A large window allows plenty of daylight to fill the room, which is carpeted for warmth and comfort.

### Bedroom 2

13'11" x 10'4" (4.25m x 3.15m)

This secondary double bedroom is painted in warm yellow tones and is well-lit by a large window overlooking the garden. The room offers ample space for a bed and furniture.

### Bedroom 3

10'0" x 9'3" (3.06m x 2.83m)

The third bedroom on the first floor is a smaller, practical room with a large window that brings in natural light. This space is suitable for use as a child's bedroom, home office, or hobby room, offering flexibility to suit the homeowner's needs.

### Bathroom

7'6" x 5'10" (2.29m x 1.77m)

The bathroom is modern and well-appointed, featuring a white suite with a bath and overhead shower, a vanity basin with storage beneath, and a WC. The walls are tiled in a neutral palette with a decorative vertical accent, and a window allows for natural light and ventilation, creating a fresh and clean space.

### Attic Room

10'7" x 14'9" (3.22m x 4.50m)

The second-floor room is a bright and cosy room with a sloped ceiling featuring a large Velux window, filling the space with natural light and offering views over the surrounding area. Built-in cabinets provide storage along one wall, and the room is carpeted for comfort, making it an ideal private retreat.

### Rear Garden

To the rear offers a yard and use of a generous garden, offering a peaceful setting for enjoying the outdoors and provides potential for gardening or creating a more formal garden area according to your preferences.

### Material Information - Littleborough

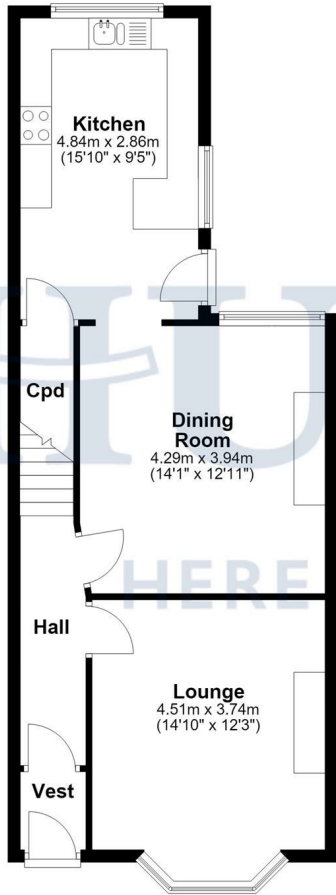
Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 803

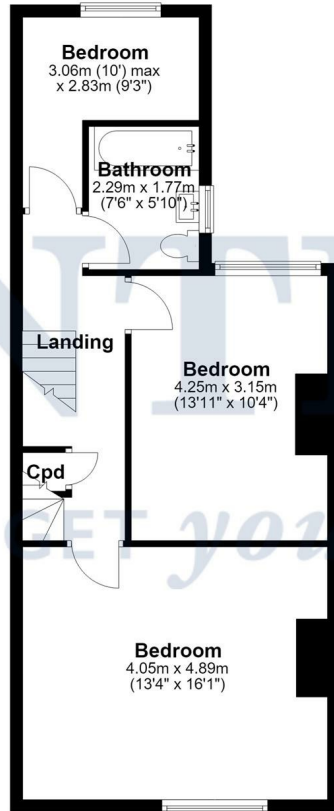
Leasehold Ground Rent Amount: £6.00

Council Tax Banding; ROCHDALE COUNCIL BAND C

**Floorplan**  
**Ground Floor**  
 Approx. 55.5 sq. metres (597.6 sq. feet)



**First Floor**  
 Approx. 52.8 sq. metres (568.8 sq. feet)

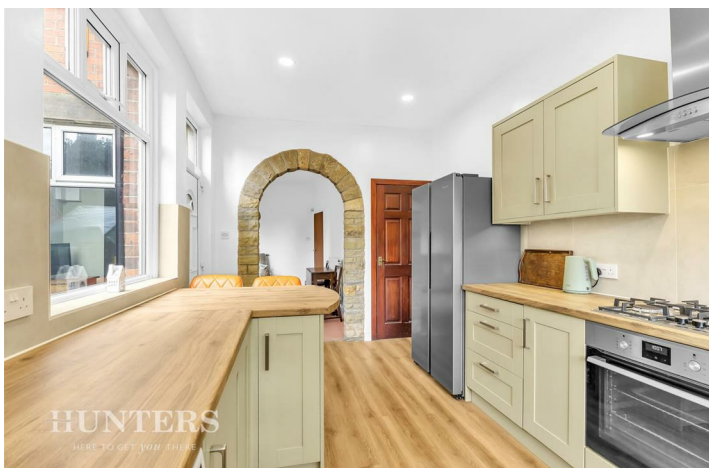


**Second Floor**  
 Approx. 14.5 sq. metres (156.2 sq. feet)



Total area: approx. 122.9 sq. metres (1322.7 sq. feet)

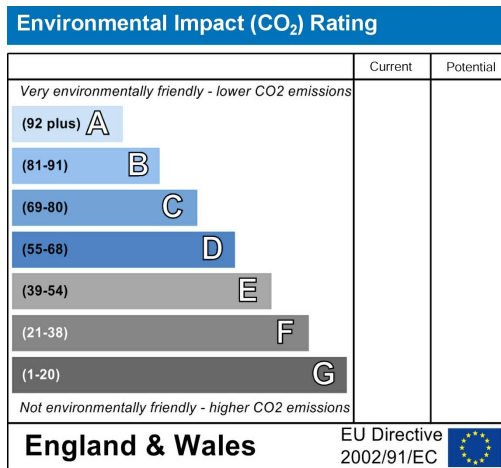
Disclaimer; This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own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







## 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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