

HUNTERS[®]

HERE TO GET *you* THERE



New Road

Littleborough, OL15 8QY

£275,000



- RARE PENTHOUSE APARTMENT
- THREE BEDROOMS WITH EN-SUITE SHOWER ROOM
- LARGE SEPARATE STORAGE ROOM
- NO PETS
- FREEHOLD
- EXCLUSIVE DEVELOPMENT OF JUST 10 APARTMENTS
- SECURE GATED PARKING
- NO ONWARD CHAIN
- COUNCIL TAX BAND C
- EPC RATING C

Tel: 01706 390 500

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£275,000



Occupying one of only two penthouse apartments within this exclusive and highly regarded development of just ten apartments, this is a rare opportunity to acquire a spacious and beautifully presented home in a sought-after Littleborough location.

Ashley Dearnley Court is set well back from the main road within attractive, well-maintained grounds, offering residents a peaceful setting with secure gated access to generous resident parking. To the rear, there are mature communal gardens, providing a pleasant outdoor space for residents to enjoy, whilst the communal entrance and internal areas are exceptionally well maintained.

The apartment itself is light, airy and immaculately presented throughout, offering generously proportioned accommodation that is ready to move straight into. A spacious entrance hall leads to a well-appointed dining kitchen, a generous lounge filled with natural light, three excellent bedrooms, with the principal bedroom benefiting from an en-suite shower room, together with a modern family bathroom.

A particular advantage of this apartment is the substantial shared storage room, available exclusively to the two penthouse apartments, providing excellent space for bicycles, seasonal items and everyday storage.

Offered for sale with no onward chain, this superb penthouse apartment would make an ideal purchase for professionals, those looking to downsize without compromising on space, or buyers seeking a low-maintenance base within the heart of Littleborough. Early viewing is highly recommended to fully appreciate the size, presentation and unique position of this exceptional home.

Entrance Hall

6'5" x 28'3" (1.96m x 8.62m)

The hallway is a spacious and welcoming, carpeted space that invites you in. The walls are painted white, creating a bright and airy atmosphere. Wooden doors lead off to the various rooms, while tasteful wall lights add warmth and character to the space.

Lounge

14'6" x 23'9" (4.43m x 7.24m)

This spacious lounge is light and welcoming, with large Juliette balcony windows that frame views of the garden and allow sunlight to flood in. The neutral décor and carpeted floor create a cosy and comfortable environment, perfect for relaxing.

Kitchen/Dining Room

11'3" x 14'1" (3.43m x 4.30m)

The kitchen/dining room is sleek and modern, with high-gloss black and white units providing ample storage and work surfaces. The kitchen incorporates integrated appliances, including a built-in oven, microwave, and hob with an extractor hood, fridge freezer, dish washer, washing machine and a wine fridge. Plenty of space for a dining table and chairs, offering a pleasant spot to enjoy meals with natural light streaming in. The floor is tiled in a dark ceramic for easy maintenance.

Sitting Room / Bedroom 3

8'3" x 12'5" (2.51m x 3.80m)

This versatile room serves as a sitting room, home study or third bedroom, featuring a bright window that looks out onto the rear aspect. The room is carpeted and decorated in neutral tones with a warm splash of red on one wall.

Bathroom

6'5" x 10'3" (1.96m x 3.11m)

The main bathroom features a contemporary design with cream-coloured walls and matching floor tiles that create a clean and calming space. It includes a white bathtub with traditional taps, a pedestal sink, and a modern toilet, all neatly arranged beneath a window that allows natural light to brighten the room.

Bedroom 1

13' x 19' (3.95m x 5.79m)

This double bedroom has a warm and inviting atmosphere, with carpeted floors and soft neutral walls. A window that looks out to the rear aspect allows natural light to fill the room. A built in wardrobe is neatly tucked away, making great use of the space.

En-suite

3'11" x 6'7" (1.20m x 2.00m)

The en-suite shower room is compact and functional with cream tiling on the walls and floor. It features a glass-enclosed shower cubicle, a wall-mounted sink, and a modern toilet. A heated towel rail adds convenience and comfort to this private bathroom space.

Bedroom 2

11'3" x 10'1" (3.43m x 3.07m)

This double bedroom is generously sized with a neutral colour scheme and a window that looks out to the side aspect.

Communal Store Room

275.0 sq. feet (25.6 sq. metres)

The communal store room is a sizeable, versatile area with carpeted flooring and white walls. It offers ample space for storage, currently housing various items including bikes and boxes, making it an excellent practical resource for residents. Please note this space is shared between two penthouse apartments.

Rear Garden

The beautifully maintained communal gardens offer a tranquil retreat with a large paved patio area perfect for outdoor seating and entertaining. The gardens are well planted with flowering shrubs, mature trees, and neatly tended flower beds, creating a peaceful and scenic environment that residents can enjoy year-round.

Communal Hallway and Stairwell

The communal hallway and stairwell are bright and clean, with modern lighting and white walls. These well-maintained shared spaces provide access to the various apartments within the building and include secure entry points and mailboxes for residents' use.

Parking Area

The parking area offers multiple marked spaces for residents and visitors, bordered by a stone wall and a secure gate. The hard surface provides easy access and convenience for vehicle parking within the development.

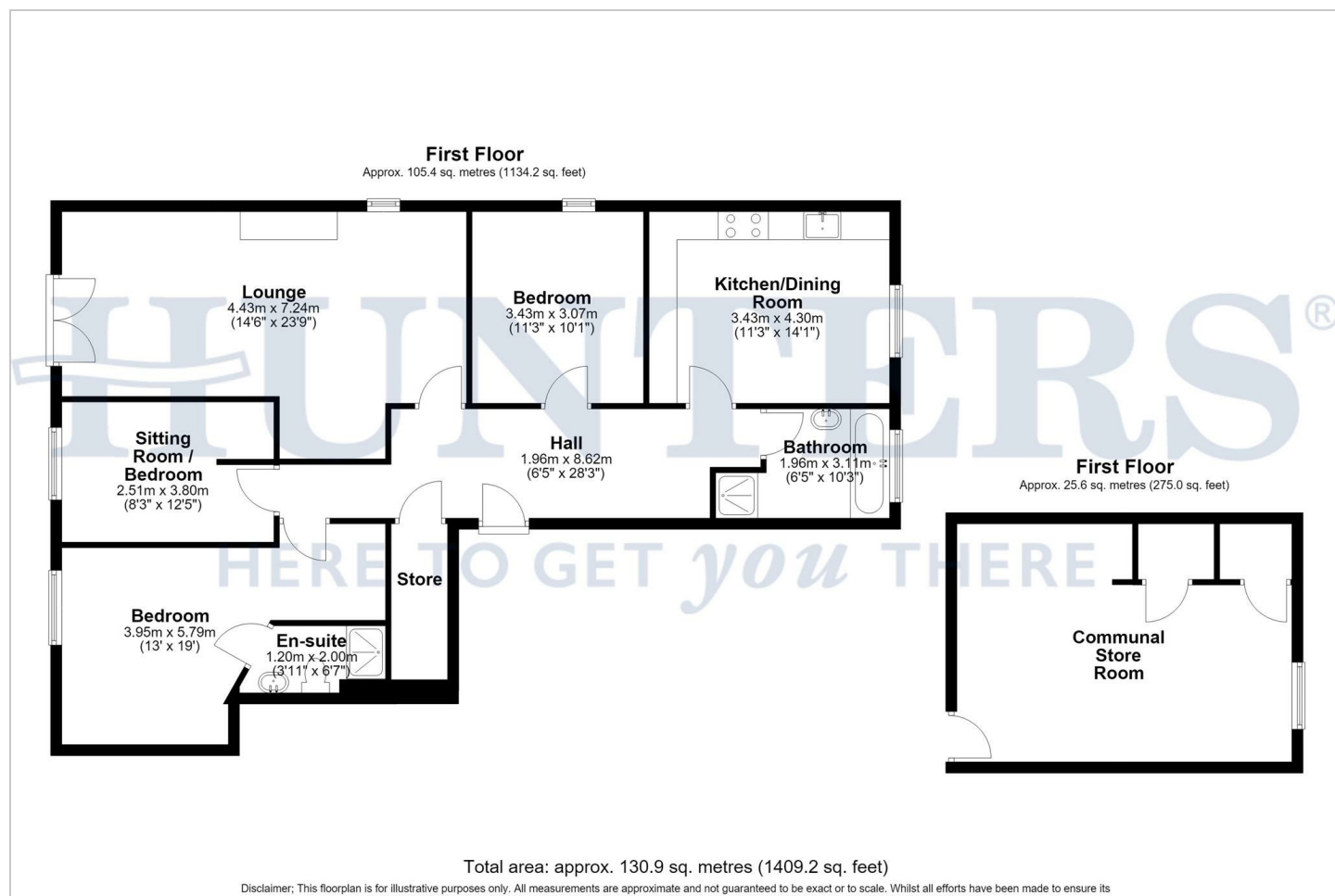
Material Information - Littleborough

Tenure Type; FREEHOLD

Annual Service Charge Amount £100.00 Per Month

Council Tax Banding; ROCHDALE COUNCIL BAND C

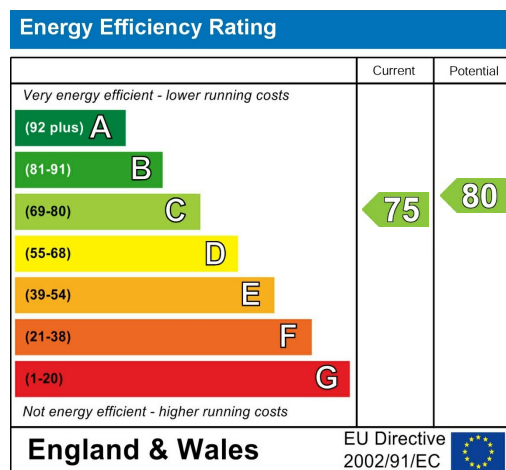
Floorplan







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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