



## Durnlaw Close

Littleborough, OL15 0BD

### Offers In Excess Of £260,000

- BEAUTIFULLY MAINTAINED AND WELL PRESENTED THROUGHOUT
- WALKING DISTANCE TO TRAIN STATION WITH EASY ACCESS TO MANCHESTER & LEEDS
- TIERED REAR GARDEN BACKING ONTO WOODLAND WITH PARKING FOR TWO CARS
- COUNCIL TAX BAND C
- LEASEHOLD

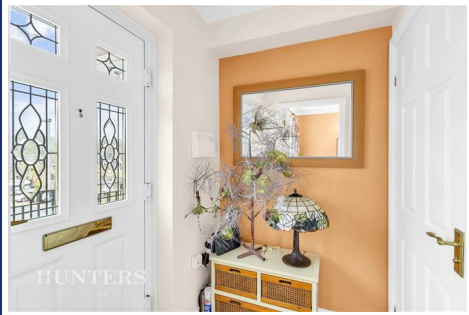


- SOUGHT AFTER CUL-DE-SAC LOCATION IN LITTLEBOROUGH
- THREE BEDROOMS AND FOUR PIECE FAMILY BATHROOM
- ON THE DOOR STEP TO CANAL & COUNTRYSIDE WALKS
- EPC RATING C

# Durnlaw Close

Littleborough, OL15 0BD

Offers In Excess Of £260,000



An internal viewing is strongly advised to truly appreciate the generous, beautifully maintained and well-presented accommodation offered by this modern, deceptively spacious townhouse. The property also benefits from double glazing and gas central heating throughout.

Situated within a highly sought-after cul-de-sac in the heart of Littleborough, the property enjoys excellent local amenities and is within walking distance of the mainline train station, providing convenient access to Manchester and Leeds. It is also ideally positioned for nearby countryside and picturesque canal-side walks.

The accommodation briefly comprises an entrance hall, downstairs WC, lounge, dining room, and kitchen. To the first floor, there are three bedrooms and a well-proportioned four-piece family bathroom.

Externally, the property offers off-road parking for two vehicles to the front, with steps leading up to the entrance. To the rear, there is a beautiful tiered garden backing onto woodland, providing a peaceful and private setting.

Early viewing is highly recommended—contact us today to arrange your appointment.

## Hall

4'4" x 5'0" (1.33m x 1.53m)

The hall offers a welcoming entrance with natural light filtering through the decorative glass front door.

## WC

The ground floor cloakroom is compact and practical with light-coloured walls and tiled flooring. It is fitted with a traditional-style WC and a small pedestal wash basin, creating a useful guest facility near the entrance.

## Lounge

17'7" x 10'6" (5.36m x 3.19m)

The lounge is a bright and comfortable room, featuring a large window that brings in generous natural light. Neutral carpets and soft wall hues create a relaxing atmosphere, while wall lights add a cosy glow in the evenings around the fireplace. The space flows into the adjoining dining room, enhancing the open feel of the ground floor layout.

## Dining Room

13'2" x 7'11" (4.00m x 2.42m)

The dining room is a bright and inviting space with light wooden flooring and soft wall tones that complement the kitchen area. With space for a large dining table, positioned to enjoy garden views through the French doors that open to the outdoor space. The archway connects the dining room with the kitchen, creating a practical and spacious area for mealtimes and entertaining.

## Kitchen

13'2" x 5'11" (4.00m x 1.80m)

The kitchen is well-appointed with a range of modern cream cabinetry and wood-effect worktops. It features an integrated oven and gas hob with tiled splashbacks in a neutral tone. A farmhouse-style sink sits beneath a window overlooking the rear garden, while the layout provides ample space for appliances and storage. The kitchen benefits from recessed lighting and easy access to the dining room, making it ideal for everyday living.

## Landing

12'5" x 6'3" (3.78m x 1.91m)

The landing on the first floor is spacious and bright, with neutral décor and carpeted flooring. It provides access to all the bedrooms and bathroom. The wooden banister adds warmth to the space, creating a welcoming feel upon ascending the stairs.

## Bedroom 1

9'7" x 14'2" (2.92m x 4.33m)

The main bedroom is a generously sized room featuring two rear-facing windows that offer pleasant views and

plenty of natural light. Neutral walls and carpets provide a calm backdrop, while a combination of fitted wardrobes and drawers offer ample storage. The room comfortably fits a double bed and bedside tables, creating a restful retreat.

## Bedroom 2

11'6" x 7'1" (3.50m x 2.15m)

Bedroom two is a double room with a window to the front including a built-in desk area beneath the window.

## Bedroom 3

8'5" x 6'9" (2.56m x 2.07m)

Bedroom three is a single room with a front-facing window and neutral décor, an ideal child's bedroom or home office.

## Bathroom

9'4" x 7'1" (2.84m x 2.15m)

The bathroom is a well-presented room with a neutral colour scheme and fully tiled walls and floor. It features a bath with an overhead shower, a pedestal wash basin, and a WC. A corner shower cubicle with glass doors offers practical flexibility, while a heated towel rail adds comfort.

## Garden & Parking

The rear garden is a charming and multi-tiered outdoor space featuring a paved patio area ideal for dining or relaxing. Steps lead up to a decked seating area surrounded by mature plants and trees, providing a secluded and private atmosphere. The garden is enclosed with fencing and offers a blend of lawn, shrubs, and flower beds, perfect for gardening enthusiasts or outdoor entertaining. Parking is available to the front of the property with steps leading up to the front door.

## Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 769

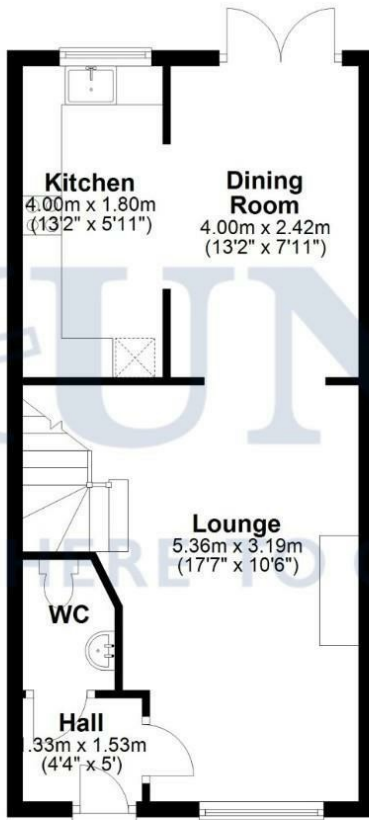
Leasehold Annual Ground Rent Amount £

Council Tax Banding; ROCHDALE COUNCIL BAND C

# Floorplan

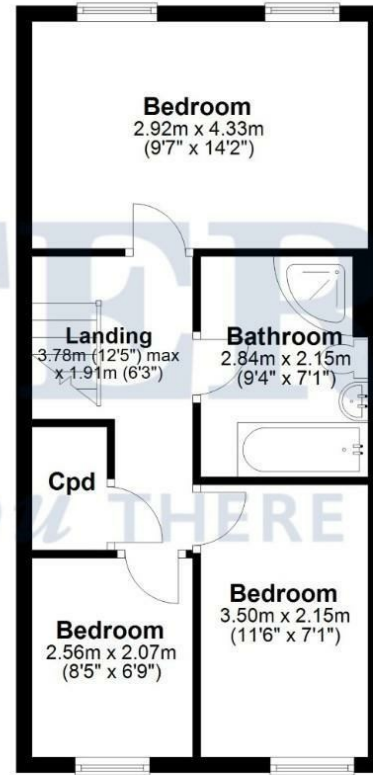
## Ground Floor

Approx. 40.9 sq. metres (440.0 sq. feet)



## First Floor

Approx. 39.7 sq. metres (426.8 sq. feet)



Total area: approx. 80.5 sq. metres (866.8 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.

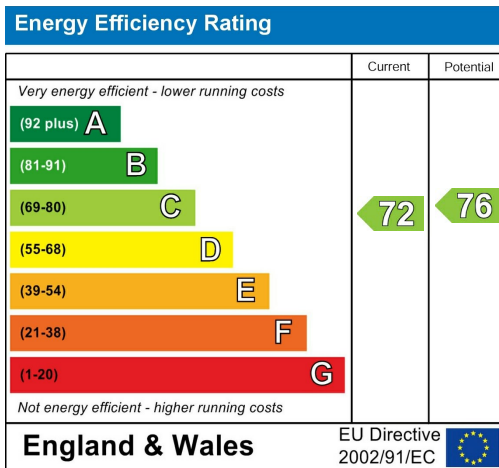
Created by EveryCloud Photography on behalf of Hunters Littleborough  
Plan produced using PlanUp.







## 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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