

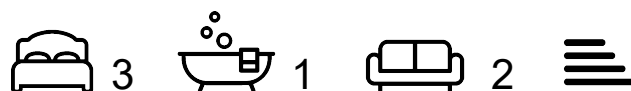


Todmorden Road

Littleborough, OL15 9EB

£239,950

- RED BRICK SEMI-DETACHED HOME
- TWO SPACIOUS RECEPTION ROOMS
- GAS CENTRAL HEATING & DOUBLE GLAZING
- NO ONWARD CHAIN
- EPC RATING TBC



- THREE BEDROOMS
- GENEROUS REAR GARDEN WITH PATIO & LAWN
- CLOSE TO SCHOOLS, SHOPS, VILLAGE CENTRE & MAINLINE TRAIN STATION
- COUNCIL TAX BAND B
- LEASEHOLD

Todmorden Road

Littleborough, OL15 9EB

£239,950



This charming three-bedroom semi-detached home is the only red brick semi-detached property on Todmorden Road and enjoys the added benefit of a surprisingly generous rear garden. Offered for sale with no onward chain, this is an excellent opportunity for families, first-time buyers, or those looking to put their own stamp on a well-located home.

Conveniently situated close to a range of local amenities, well-regarded schools, shops, the village centre and the mainline train station, the property is ideally placed for everyday living and commuting alike.

Internally, the accommodation comprises a welcoming entrance hall, two well-proportioned reception rooms, a fitted kitchen, three bedrooms and a family bathroom. The layout offers comfortable living space with plenty of potential to modernise or personalise to suit individual tastes.

One of the standout features of the property is the rear garden, which is a particularly good size when compared with many similar properties nearby. The garden enjoys a lovely patio seating area and a generous lawn, providing the perfect space for outdoor entertaining, children's play or simply relaxing during the warmer months.

Further benefits include gas central heating, double glazing throughout and the added advantage of being offered to the market with no onward chain.

Early viewing is highly recommended to appreciate this unique home, its generous plot and its sought-after location.

Hallway

14'8" x 6'5" (4.46m x 1.96m)

A welcoming porch with tiled flooring and glass-panelled doors leads into a bright hallway featuring stairs ascending to the first floor. This space provides a warm and inviting introduction to the home.

Lounge

14'5" max x 12'4" (4.39m max x 3.76m)

The lounge is a generously sized room with soft carpeting and neutral walls. It benefits from a large window allowing plenty of natural light and features a traditional fireplace as a focal point.

Dining Room

13'2" x 11'4" (4.01m x 3.47m)

The dining room offers a bright and airy space with ample room for a dining table. A wide window overlooks the garden, filling the room with natural light.

Kitchen

10' x 6'5" (3.05m x 1.96m)

Fitted with a range of wall and base units, and light work surfaces that offer plenty of preparation space. A large window above the sink brings in natural light, and there is a door providing direct access to the outside. The kitchen is equipped with a built-in oven and gas hob, with space for appliances.

Bedroom 1

11'10" x 12'5" max (3.61m x 3.79m max)

The main bedroom is a comfortable double bedroom with a large window that allows plenty of natural light while offering views to the outside. The room is furnished with built in wardrobes and offers space for additional furnishings.

Bedroom 2

12'9" x 11'6" (3.89m x 3.50m)

This second bedroom is a spacious double bedroom featuring a large window overlooking the rear garden, flooding the room with natural light. The room offers fitted wardrobes providing excellent storage options.

Bedroom 3

9'4" x 6'4" (2.86m x 1.93m)

A smaller third bedroom, this space is ideal for a single bed or use as a study with a window to the front of the property.

Shower Room

7'4" x 6'9" (2.24m x 2.06m)

The shower room is clean and modern with a walk-in shower cubicle, pedestal sink, and low level WC. A frosted window allows natural light while maintaining privacy. The room has neutral décor and vinyl flooring for easy maintenance.

Rear Garden

The rear garden is a generous outdoor space with a paved patio area perfect for outdoor dining or relaxing, and a brick built storage cupboard. Beyond the patio, a well-maintained lawn is bordered by mature hedges and trees, offering privacy and a pleasant green outlook.

Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 963

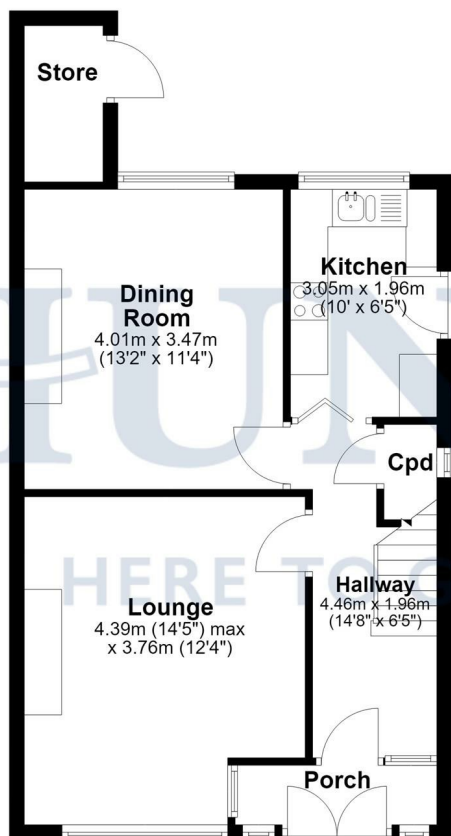
Leasehold Ground Rent Amount: £2.00

Council Tax Banding; ROCHDALE COUNCIL
BAND B

Floorplan

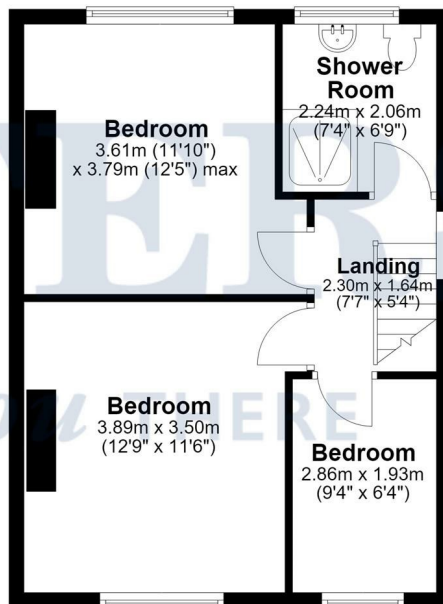
Ground Floor

Approx. 49.3 sq. metres (530.2 sq. feet)



First Floor

Approx. 42.0 sq. metres (452.1 sq. feet)



Total area: approx. 91.3 sq. metres (982.3 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.

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

