



## Henderville Street

Littleborough, Lancashire, OL15 9HJ

£220,000



- BEAUTIFULLY PRESENTED TWO BEDROOM SEMI DETACHED
- CUL-DE-SAC POSITION
- MODERN DINING KITCHEN
- PRIVATE DRIVEWAY PARKING FOR TWO CARS
- EPC RATING TBC
- GENEROUS CORNER PLOT
- CENTRAL VILLAGE LOCATION
- GARDEN TO REAR AND SIDE
- COUNCIL TAX BAND A
- LEASEHOLD

# Henderville Street

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Tucked away on a cul-de-sac and occupying a generous corner plot, this beautifully presented two-bedroom semi detached home offers spacious accommodation with excellent potential to extend (subject to the necessary planning permissions).

Ideally positioned within walking distance of Hare Hill Park and Littleborough village centre, the property enjoys easy access to a wide range of local amenities including well-regarded schools, independent shops, and the mainline train station providing direct links to Manchester and Leeds city centres — perfect for commuters.

Internally, the home comprises a welcoming lounge and a fitted kitchen to the ground floor. To the first floor are two well-proportioned bedrooms and a bathroom. The property is tastefully decorated throughout, creating a home that is ready to move straight into.

The generous plot offers exciting scope for future extension or development (subject to planning), making this an attractive opportunity for first-time buyers, those looking to downsize, or anyone seeking a property with further potential in a highly convenient and sought-after location.

Early viewing is highly recommended to fully appreciate the position, space, and possibilities this home has to offer.

## Lounge

11'11" x 15'3" max (3.64m x 4.66m max)

This welcoming lounge is bright and spacious, featuring a large window that lets in plenty of natural light and centres around an attractive brick fireplace with a wood-burning stove. With a useful storage cupboard, doorway leading to the kitchen and the staircase to the first floor.

## Dining Kitchen

8'2" x 15'3" (2.49m x 4.66m)

The dining kitchen is well-appointed with a range of wall and base units, contrasted by wooden effect worktops. It includes integrated appliances such as a gas hob and oven, as well as space for a range of freestanding appliances including washing machine, fridge, freezer and dishwasher. A window over the sink overlooks the rear garden, while a door provides direct garden access. The dining area comfortably fits a table and chairs, making it a practical space for meals.

## Landing

With access to all first floor rooms and a window allowing natural light to filter through, creating a bright and welcoming space.

## Bedroom 1

11'3" x 15'3" max (3.42m x 4.66m max)

This main bedroom is a generous double room with a large window overlooking to the front. The room has enough space to accommodate a double bed and ample space for additional furniture.

## Bedroom 2

8'10" x 9' (2.70m x 2.74m)

The second bedroom, located to the rear of the property, with a window that allows plenty of daylight, and the space offers flexible use, ideal for guests, a child, or a home office.

## Bathroom

5'11" x 6' (1.81m x 1.82m)

The bathroom is a well-maintained and functional space fitted with a white suite comprising a bath with overhead shower, pedestal wash basin, and low level WC. The tiled walls and floor are light-coloured, complementing the frosted window that ensures privacy while allowing natural light to enter.

## Garden

Positioned on a fantastic corner plot, this property presents an excellent opportunity to extend (subject to all relevant planning permissions). The rear garden features a paved patio area, ideal for outdoor dining and entertaining, with a generous lawn that wraps around the side of the home, offering additional space and versatility.

## Driveway Parking

To the front overs a private driveway for two cars.

## Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 902

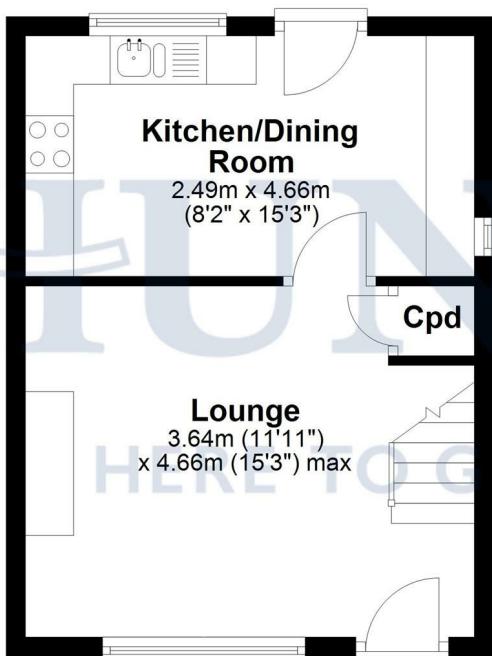
Leasehold Ground Rent Amount: £3.00

Council Tax Banding; ROCHDALE COUNCIL  
BAND A

## Floorplan

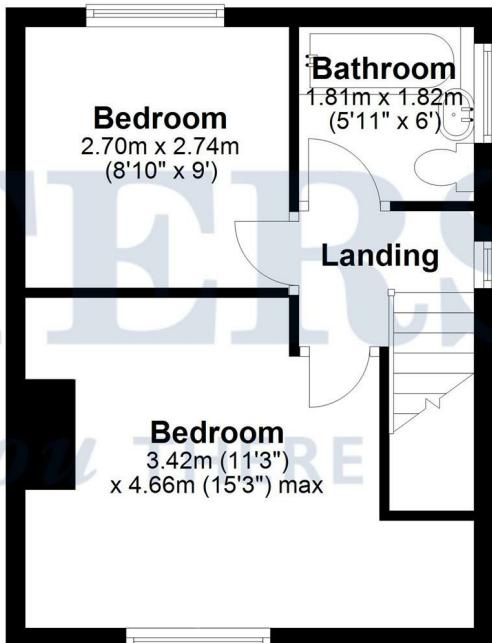
### Ground Floor

Approx. 29.0 sq. metres (312.3 sq. feet)



### First Floor

Approx. 28.8 sq. metres (310.4 sq. feet)

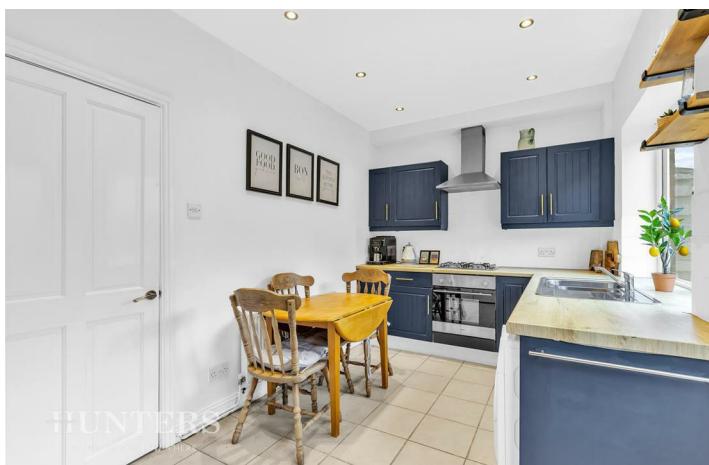


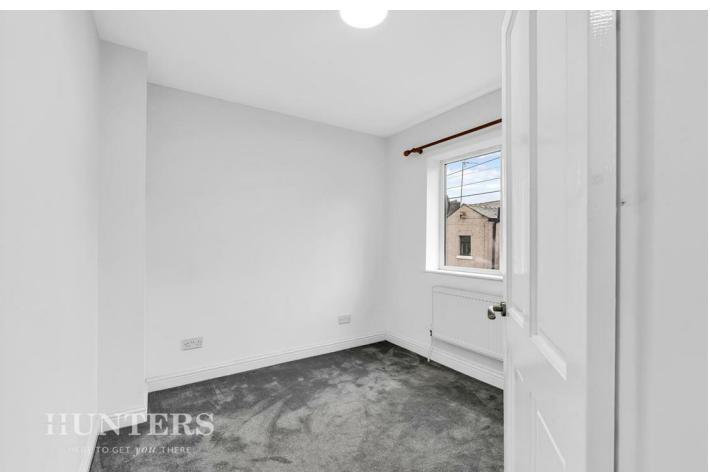
**Total area: approx. 57.9 sq. metres (622.7 sq. feet)**

**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.

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Plan produced using PlanUp.





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## Energy Efficiency Graph

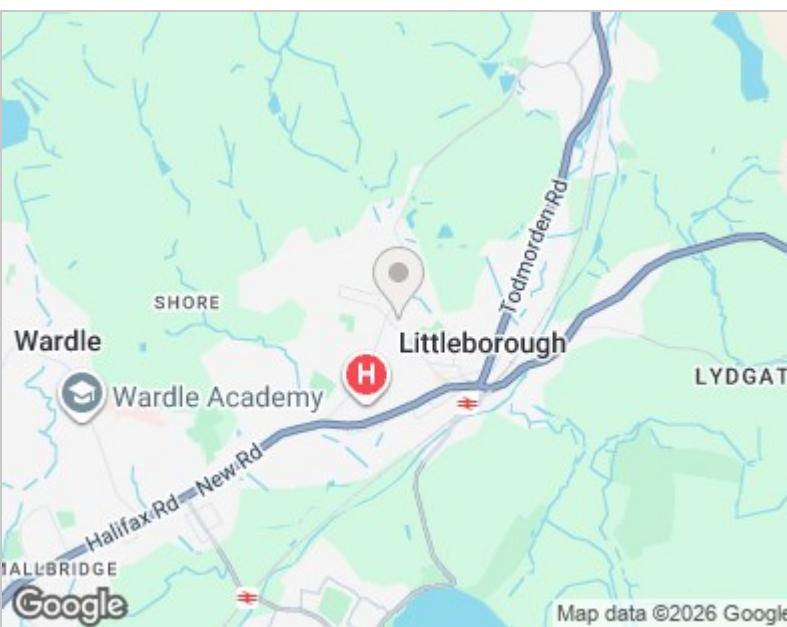
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## 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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