

# HUNTERS®

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## Eales Road

Littleborough, OL15 0HQ

£175,000



- SOUGHT AFTER EALEES LOCATION
- CHARMING GARDEN FRONTED STONE TERRACE
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- FREEHOLD
- EPC RATING D

- WALKING DISTANCE TO TRAIN STATION
- THREE BEDROOMS SET OVER THREE FLOORS
- SOLD WITH NO ONWARD CHAIN
- COUNCIL TAX BAND A

Tel: 01706 390 500

# Ealees Road

Littleborough, OL15 0HQ

£175,000



Hunters Estate Agents are pleased to bring to the market this charming garden fronted stone terrace, situated within the highly sought after area of Ealees, Littleborough.

Surrounded by beautiful countryside and picturesque canal side walks, the property offers the perfect blend of semi-rural living with everyday convenience. Ideally positioned, the home is just a short walk over the canal bridge to Littleborough mainline train station, providing excellent commuter links into both Leeds and Manchester, whilst also being within easy reach of Littleborough village amenities, shops, cafes and well regarded schools.

Set over three floors, the accommodation briefly comprises a lounge, fitted kitchen and useful cellar to the ground floor. To the first floor are two bedrooms and a family bathroom, whilst the second floor offers a further spacious double bedroom.

Further benefits include gas central heating and double glazing throughout.

Offered for sale with NO ONWARD CHAIN, this property would make an ideal purchase for a variety of buyers including first time buyers, downsizers and investors alike.

Early viewing is highly recommended to fully appreciate the sought after location and accommodation on offer.

### Lounge

14'10" x 13'9" (4.52m x 4.20m)

A welcoming lounge featuring a striking fireplace with a decorative surround. The room benefits from natural light through a front-facing window, with built-in shelving and cabinetry on either side of the chimney breast providing practical storage options.

### Kitchen

8'8" x 13'9" (2.64m x 4.20m)

An L-shaped kitchen fitted with a range of wall and base units, paired with white work surfaces and tiled splashbacks. The space includes a built-in oven and gas hob beneath an extractor hood. Natural light floods in from a large window and a door with decorative stained glass panels, which also offers access to the rear. With stairs leading to the first floor and access to the cellar.

### Bedroom

14'2" x 13'9" max (4.31m x 4.20m max)

A spacious double bedroom, front-facing and benefits from natural light through the window, with fitted cupboards on either side of the chimney breast offering useful storage.

### Bedroom 2

9'4" x 7'11" (2.84m x 2.42m)

A second bedroom with a window that provides ample natural light and overlooks the rear of the property.

### Bathroom

4'11" x 5'6" (1.49m x 1.68m)

The bathroom is fitted with a white suite comprising a bath with an overhead electric shower, a pedestal wash basin and a low level WC. The room is accented with white tiled walls and a contrasting dark tiled floor, and benefits from a window providing natural light and ventilation.

### Attic Room / Bedroom

11'6" x 13'9" (3.51m x 4.20m)

This versatile attic room, which could be used as a further bedroom or additional living space, has a light wood-effect floor and white walls that enhance the sense of space and brightness. A skylight window lets in plenty of natural light and access to eaves storage allows for extra practicality.

### Cellar

8'6" x 13'9" (2.58m x 4.20m)

A compact cellar accessed via stairs, offering a cool, secure space ideal for storage or as a utility area.

### External

To the front, the property offers a paved garden, while to the rear is a stone-paved yard providing a private outdoor space with potential for seating or planting.

### Material Information - Littleborough

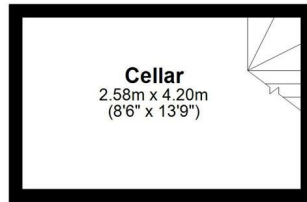
Tenure Type; FREEHOLD

Council Tax Banding; ROCHDALE COUNCIL  
BAND A

# Floorplan

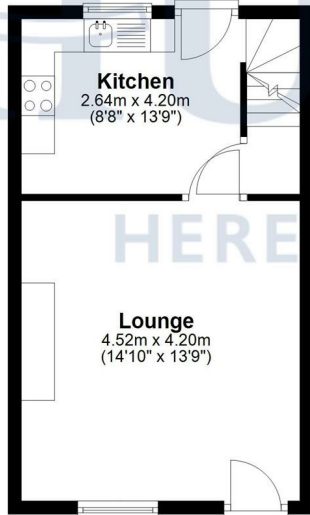
## Basement

Approx. 10.8 sq. metres (116.5 sq. feet)



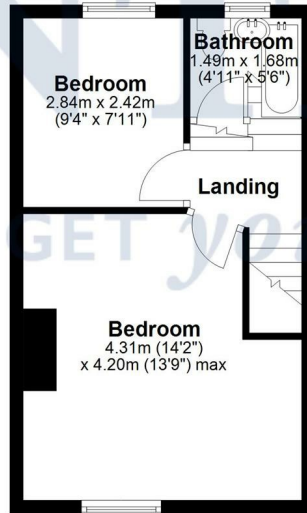
## Ground Floor

Approx. 30.3 sq. metres (326.6 sq. feet)



## First Floor

Approx. 30.4 sq. metres (327.5 sq. feet)



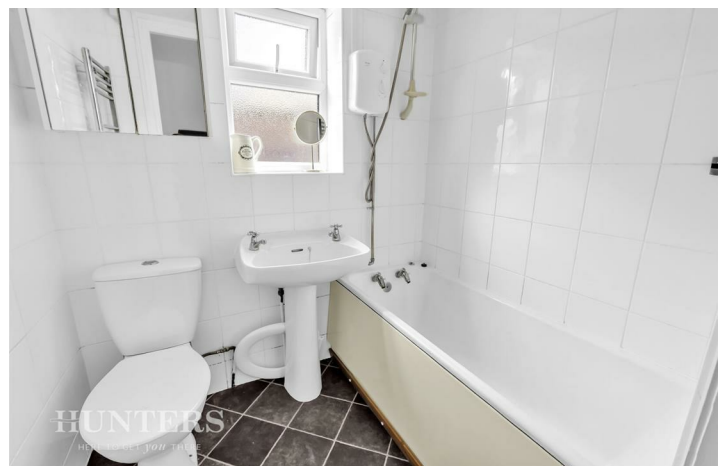
## Second Floor

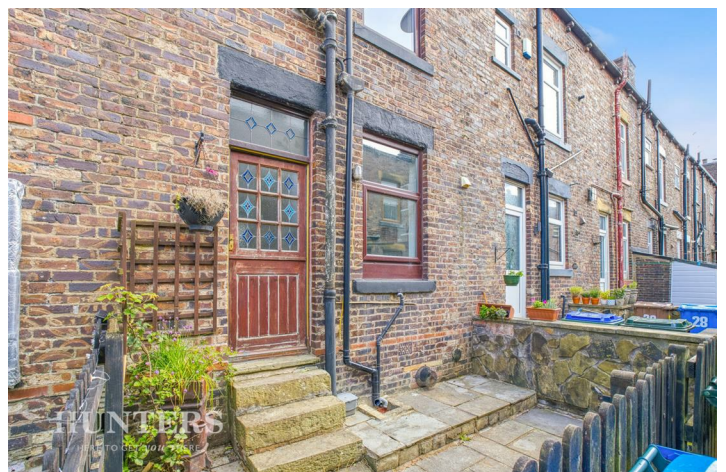
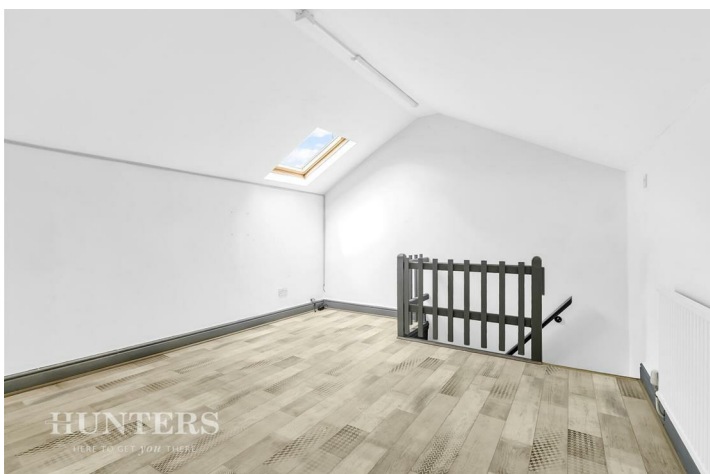
Approx. 21.9 sq. metres (235.9 sq. feet)



Total area: approx. 93.5 sq. metres (1006.5 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.

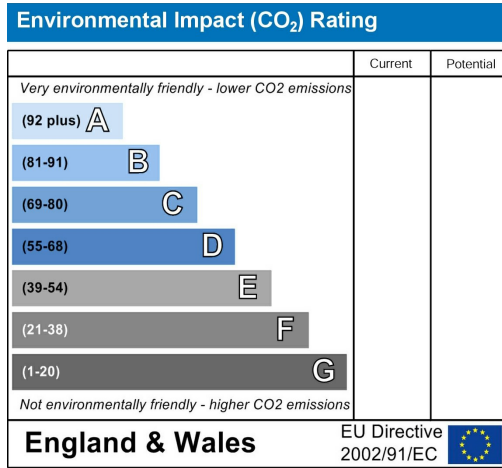
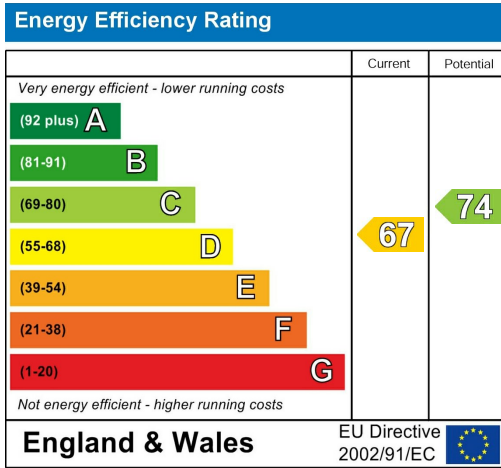






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### Energy Efficiency Graph



### 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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