

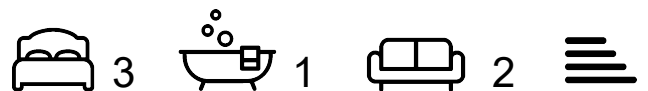


Calderbrook Road

Littleborough, OL15 9HL

£250,000

- STONE BUILT END TERRACE PROPERTY
- TWO RECEPTION ROOMS
- FILLED WITH CHARM AND CHARACTER THROUGHOUT
- GARDENS TO FRONT AND REAR
- EPC RATING



- THREE BEDROOMS
- GROUND FLOOR STUDY
- CONVENIENTLY LOCATED CLOSE TO LITTLEBOROUGH VILLAGE, TRAIN STATION AND LOCAL AMENITIES
- COUNCIL TAX BAND B
- LEASEHOLD

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Littleborough, OL15 9HL

£250,000



Hunters Estate Agents are delighted to offer this deceptively spacious, stone-built end-terrace property offering generous accommodation throughout, having been two back-to back cottages originally, making it an ideal home for growing families or those looking for versatile living space.

Well presented throughout, the property retains plenty of character whilst offering practical living space. The accommodation briefly comprises a welcoming porch, a spacious lounge with feature fireplace, a separate dining room ideal for entertaining, a fitted kitchen and a useful ground floor study, perfect for those working from home.

To the first floor are three well-proportioned bedrooms and a four piece family bathroom suite. A ladder leads to the attic room, providing excellent additional space, ideal for storage.

Externally, the property enjoys gardens to both the front and rear, offering space to relax, entertain and enjoy the stunning open views of the surrounding countryside. Conveniently positioned close to local amenities, schools and transport links, this is a fantastic opportunity to purchase a substantial family home with flexible accommodation.

Early viewing is highly recommended to fully appreciate the size and versatility this wonderful property has to offer.

Lounge

14'5" x 14' (4.38m x 4.28m)

This inviting lounge is a warm and comfortable space, featuring a charming brick fireplace with an inset wood-burning stove that adds character and a cosy atmosphere. The room benefits from natural light flowing through the front-facing window, highlighting the attractive wood flooring and exposed stonework. Double doors lead through to the adjacent dining room, creating a sense of flow and openness.

Dining Room

14'3" x 14' (4.35m x 4.28m)

The dining room is a spacious and inviting area, ideal for family meals and entertaining. The room enjoys good natural light from windows and a stable door leading out to the garden. There is ample space for a large dining table and chairs, with built-in wooden storage cabinets adding a practical touch. An archway connects it seamlessly to the kitchen, enhancing the flow between cooking and dining spaces.

Kitchen

14'3" x 5'8" (4.35m x 1.73m)

The kitchen is a practical and well-equipped space, featuring cream wall and base units with wooden work surfaces and a tiled splashback. The kitchen includes space for a large range cooker, a dishwasher, a fridge freezer and a washing machine. A window above the sink looks out over the garden, allowing natural light to brighten the workspace.

Office

8'7" x 9'4" (2.63m x 2.85m)

The office is a bright and practical room with a large window overlooking the garden, providing plenty of natural light. It is fitted with shelving and a spacious desk area, making it an ideal space for working from home or pursuing hobbies. A skylight further enhances the light and airy feel of the room.

Hallway / Study

14'5" x 5'8" (4.38m x 1.73m)

This hallway and study area leads into the property with a practical, well-lit space under the stairs used for storage and shelving. Stairs lead to the first floor.

Landing

8'5" x 8'1" (2.56m x 2.46m)

This landing provides access to the bedrooms and bathroom on the first floor and features a fitted cupboard and built-in shelving for storage.

Bedroom 1

14'5" x 11'8" max (4.38m x 3.55m max)

This well-proportioned bedroom offers a peaceful retreat with a front-facing window and neutral décor. The room features carpeted flooring and built-in storage cupboards for convenience and practicality.

Bedroom 2

14'3" x 11'8" (4.35m x 3.55m)

This generously sized bedroom features a large window with delightful views, and built-in wardrobes.

Bedroom 3

9'11" max x 8'1" (3.03m max x 2.46m)

A compact yet cosy bedroom with a front-facing window overlooking the garden. The room is carpeted and decorated in a light, neutral scheme, making it suitable as a guest or child's bedroom.

Bathroom

10' x 8'1" (3.04m x 2.46m)

The bathroom is a well-appointed room, fitted with a corner bath, separate shower cubicle, wash basin, and a low level WC. With tiled walls and a window that brings in natural light.

Attic Room (ladder access)

8'5" x 14'2" (2.56m x 4.32m)

Providing a useful storage space and is accessed via a drop-down ladder with Velux window.

Garden

The property benefits from a patio area to the rear, further to the patio offers a further garden area which the vendor has had sole use of for 25 years. Please note, the allotment to the rear of the garden is not part of the sale of the property.

Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 830

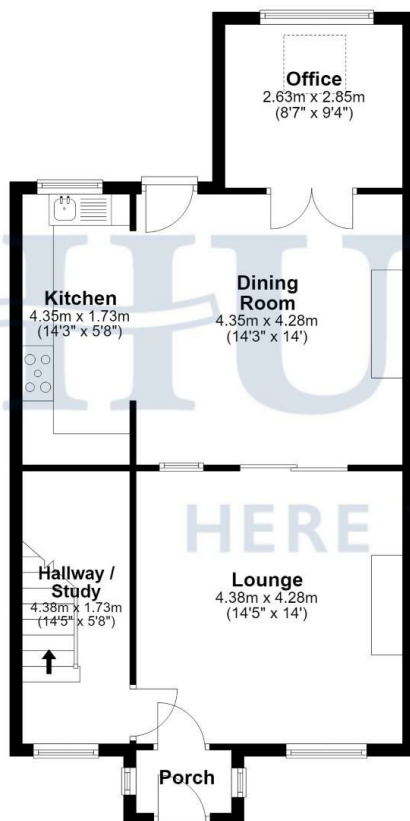
Leasehold Ground Rent Amount: £2.00

Council Tax Banding; ROCHDALE COUNCIL BAND B

Floorplan

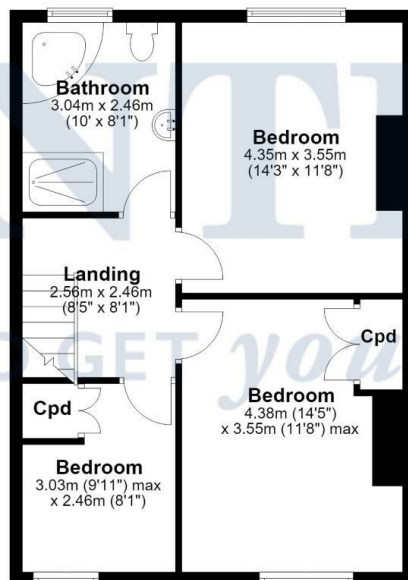
Ground Floor

Approx. 63.4 sq. metres (682.5 sq. feet)



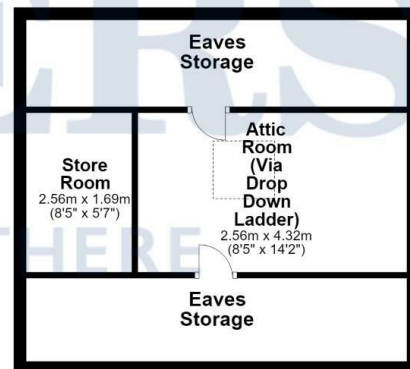
First Floor

Approx. 53.9 sq. metres (580.4 sq. feet)



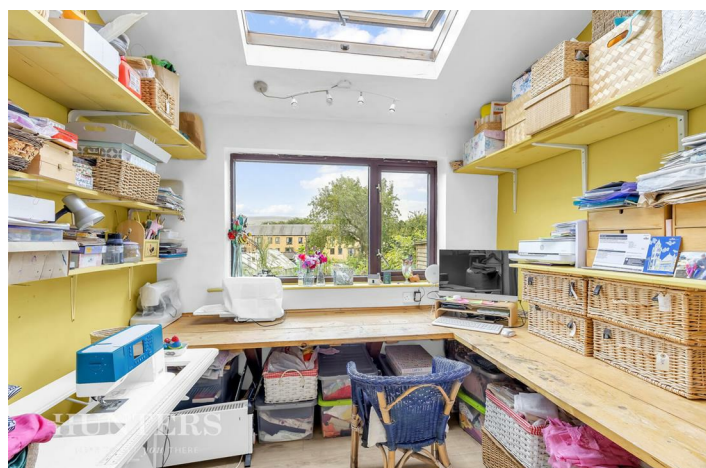
Second Floor

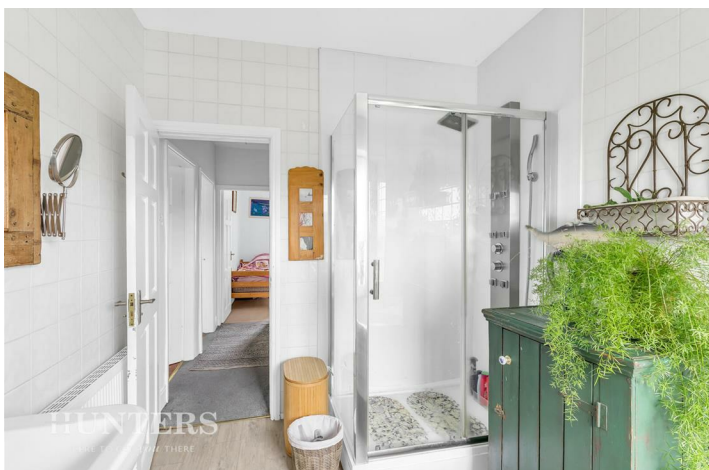
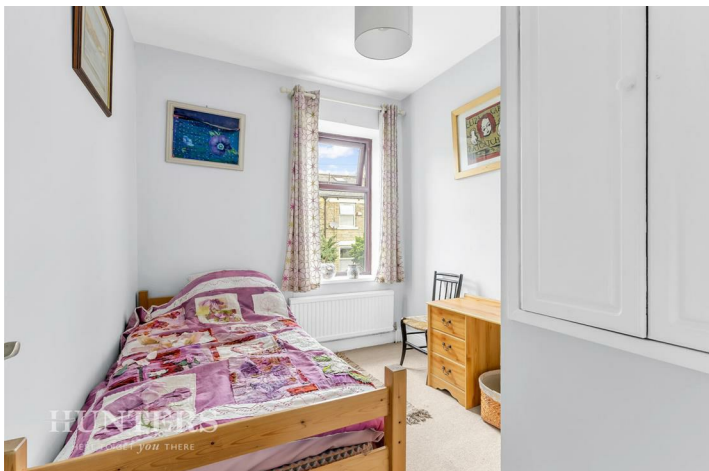
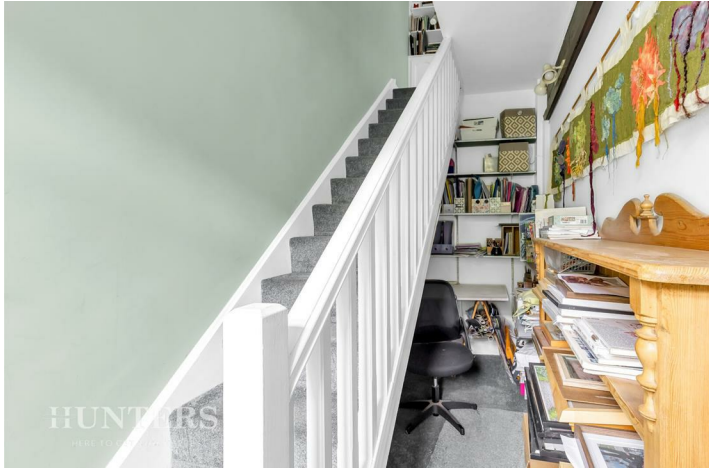
Approx. 33.5 sq. metres (360.4 sq. feet)



Total area: approx. 150.8 sq. metres (1623.4 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

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	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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