

# HUNTERS®

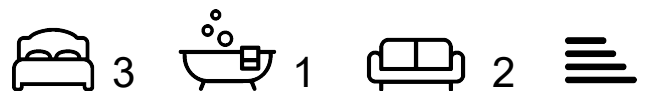
HERE TO GET *you* THERE



## Spenwood Road

Littleborough, OL15 8PF

£225,000



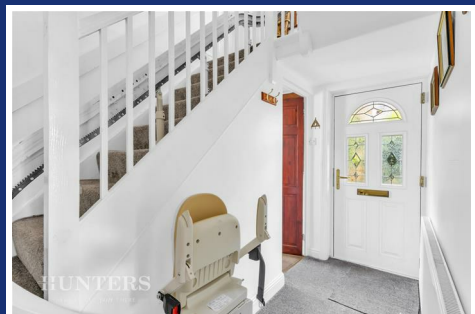
- DECEPTIVELY SPACIOUS DOUBLE FRONTED HOME
- THREE GOOD SIZED BEDROOMS
- CLOSE TO LITTLEBOROUGH TRAIN STATION AND LOCAL AMENITIES
- FREEHOLD
- EPC RATING TBC
- TUCKED AWAY ON A HIGHLY SOUGHT AFTER ROAD
- GENEROUS GARDENS TO THE REAR
- SOLD WITH NO ONWARD CHAIN
- COUNCIL TAX BAND B

Tel: 01706 390 500

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Littleborough, OL15 8PF

£225,000



Hunters Estate Agents are delighted to present to the market this deceptively spacious double-fronted home, positioned on a tucked away and highly sought-after road where properties rarely become available.

Light and bright throughout, the property offers generous living accommodation alongside spacious gardens, making it an ideal family home. Conveniently located close to a range of local amenities including well-regarded schools, shops, supermarkets and excellent transport links, the property is also within easy reach of Littleborough mainline train station, providing direct access to both Leeds and Manchester.

Lovingly owned and well maintained for many years, the accommodation briefly comprises an entrance hall, spacious living room, separate dining room, fitted kitchen overlooking the rear garden, utility lobby, three well-proportioned bedrooms, family bathroom and separate WC.

A viewing is highly recommended to fully appreciate the size, location and potential this wonderful home has to offer.

Further benefits include gas central heating, double glazing and the added advantage of being sold with NO ONWARD CHAIN.



### Hallway

6'4" x 10'9" (1.92m x 3.27m)

The hallway offers a welcoming entrance providing access to the ground floor rooms and stairs leading to the first floor.

### Lounge

14'5" x 11'10" (4.39m x 3.62m)

A bright and spacious lounge with a classic fireplace with a surround and hearth, creating a focal point to the room. The lounge flows through an archway into the dining room, enhancing the sense of space and connectivity.

### Dining Room

11'5" x 10'9" (3.48m x 3.27m)

Benefitting from a large window overlooking the front garden, and is spacious enough to accommodate a substantial dining table.

### Kitchen

8'2" x 14'6" max (2.48m x 4.42m max)

The kitchen is fitted with a range of wall and base units, and contrasting work surfaces, arranged in a practical layout and integrated with a range of appliances including fridge freezer, gas hob, oven and microwave. A window above the sink overlooks the rear garden, providing natural light.

### Dining Area

7'1" max x 8'1" (2.15m max x 2.46m)

The dining area beyond the kitchen is cosy and bright, with dual windows looking out over the rear garden. It comfortably holds a small dining table and chairs, making it an ideal spot for informal meals or morning coffee.

### Utility Room

7'0" x 7'4" (2.14m x 2.24m)

The utility room is a practical space, It houses appliances such as a washing machine and dishwasher, and offers additional storage and workspace. With an external door leading to the rear garden.

### Landing

6'11" x 10'9" (2.11m x 3.27m)

The first floor landing is bright and open, with a window that fills the space with natural light. It provides access to all three bedrooms, the shower room, and the separate WC.

### Bedroom 1

14'5" x 11'10" (4.39m x 3.62m)

The largest bedroom features a large window overlooking the front of the property. Fitted wardrobes that provide ample storage, while the room enjoys plenty of natural light and a peaceful aspect.

### Bedroom 2

10'10" x 10'9" (3.30m x 3.27m)

A further double bedroom with a large window to the property.

### Bedroom 3

8'2" x 11'10" max (2.48m x 3.62m max)

The smallest of the three bedrooms, situated at the rear of the property, offering a window with views over the garden.

### Shower Room

4'6" x 10'3" (1.37m x 3.13m)

The shower room is fitted with a walk-in shower enclosure, a low level WC, and a wash basin. The room is tiled with neutral tones and benefits from a window that lets in natural light while maintaining privacy.

### WC

The separate WC is conveniently positioned next to the shower room and includes a low level WC. A window provides ventilation and natural light to the space.

### Rear Garden

The private rear garden is a delightful outdoor space with a lawn bordered by mature shrubs and trees. A patio area offers the perfect spot for outdoor seating and dining, while a garden shed provides additional storage. The garden enjoys a sunny aspect and is fully enclosed, ideal for gardening enthusiasts or relaxing outside.

### Material Information - Littleborough

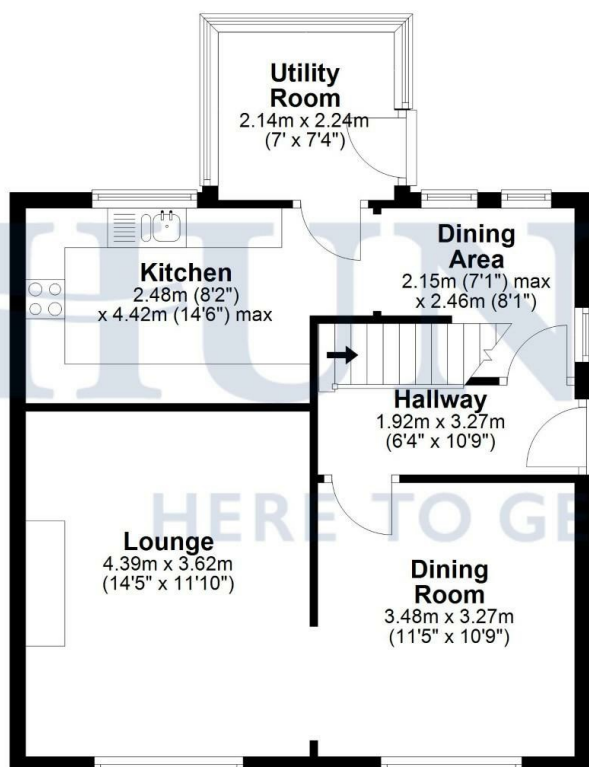
Tenure Type; FREEHOLD

Council Tax Banding; ROCHDALE COUNCIL BAND B

# Floorplan

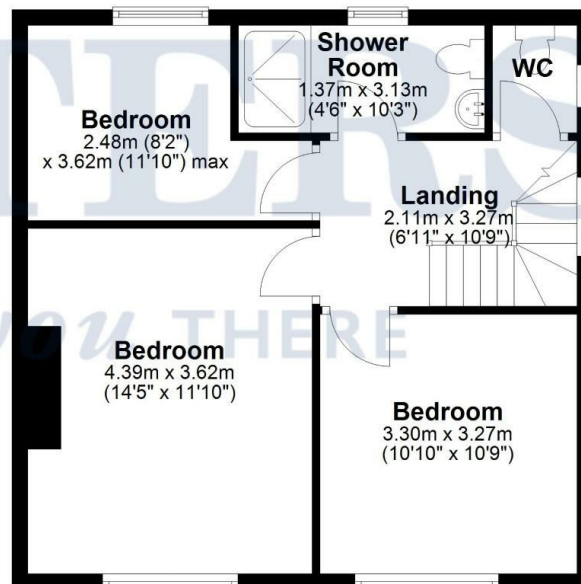
## Ground Floor

Approx. 53.8 sq. metres (578.6 sq. feet)



## First Floor

Approx. 48.5 sq. metres (522.3 sq. feet)



Total area: approx. 102.3 sq. metres (1100.9 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.



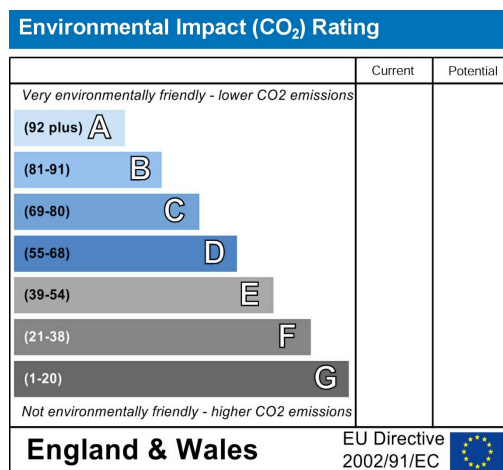
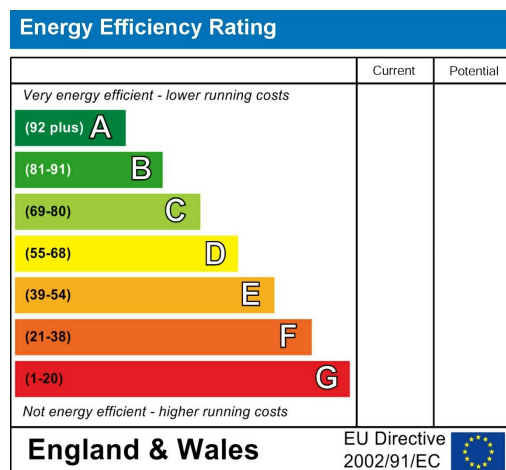








## Energy Efficiency Graph



## 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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