

# HUNTERS®

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## Halifax Road

Littleborough, OL15 0HL

Offers In Excess Of £270,000

- RENOVATED STONE BUILT WEAVERS COTTAGE
- CLOSE TO VILLAGE AND TRAIN STATION
- SPACIOUS ACCOMODATION
- CANAL AND COUNTRYSIDE VIEWS TO THE REAR
- FREEHOLD



- CHARACTER FEATURES THROUGHOUT
- LOW MAINTENANCE GARDENS TO FRONT AND REAR
- THREE BEDROOMS
- EPC RATING C
- COUNCIL TAX BAND B

Tel: 01706 390 500

# Halifax Road

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A charming stone-built weaver's cottage brimming with character, showcasing beautiful features such as exposed stone walls, beamed ceilings, and traditional mullioned windows. Renovated throughout, the property is presented to an immaculate standard with high-quality finishes throughout.

Ideally situated in a prime location, the cottage is just a short distance from Littleborough village centre and train station providing direct access to both Manchester and Leeds city centres, while also enjoying immediate access to open countryside and the scenic Rochdale Canal.

The spacious accommodation comprises a welcoming lounge and a generous dining kitchen to the ground floor. To the first floor are three well-proportioned bedrooms and a modern family bathroom.

Externally, the cottage features low-maintenance gardens to both the front and rear, with delightful countryside views.

Early viewing is highly recommended.

### Lounge

16'1" x 17'11" (4.90m x 5.46m)

This inviting lounge benefits from mullion windows that fill the room with natural light, highlighting the exposed wooden beams and feature stone fireplace that add a charming character.

### Dining kitchen

14'2" x 17'11" (4.32m x 5.46m)

The dining kitchen forms a bright and practical space with a range of wall and base units, complemented by wooden worktops and tiled splashbacks. Integrated with a Range cooker and dishwasher, as well as space for freestanding appliances including fridge freezer and washing machine. Mullions windows bring in plenty of daylight, while the open layout allows for easy movement and socialising. The dining area comfortably accommodates a table and chairs, perfect for family meals or casual dining.

### Landing

9' x 6'2" (2.74m x 1.87m)

The landing provides a bright and airy space at the top of the stairs, offering access to the bedrooms and bathroom.

### Bedroom 1

13'1" x 12'8" max (3.98m x 3.85m max)

This spacious main bedroom enjoys generous proportions and a lovely outlook to the rear. Fitted with built-in wardrobes providing convenient storage.

### Bedroom 2

14'9" x 11'6" max (4.50m x 3.49m max)

A second double bedroom brightened by mullion windows to the front and has a built-in wardrobe.

### Bedroom 3

12'2" x 7'7" (3.71m x 2.32m)

The smallest of the three bedrooms, an ideal child's bedroom or a home office. It benefits from natural light through a window to the front.

### Bathroom

9'4" x 6'2" max (2.84m x 1.87m max)

The bathroom is fully tiled, featuring a white suite that includes a bath with a glass screen, a wash basin, and a low level WC. A frosted window ensures privacy while allowing natural light to fill the room, creating a bright and fresh space.

### Rear Garden

The rear garden offers a private, peaceful retreat with a large paved patio area ideal for outdoor seating and dining. Surrounded by mature trees and shrubs, the space is both secluded and tranquil, perfect for enjoying the outdoors in comfort and privacy.

### Material Information - Littleborough

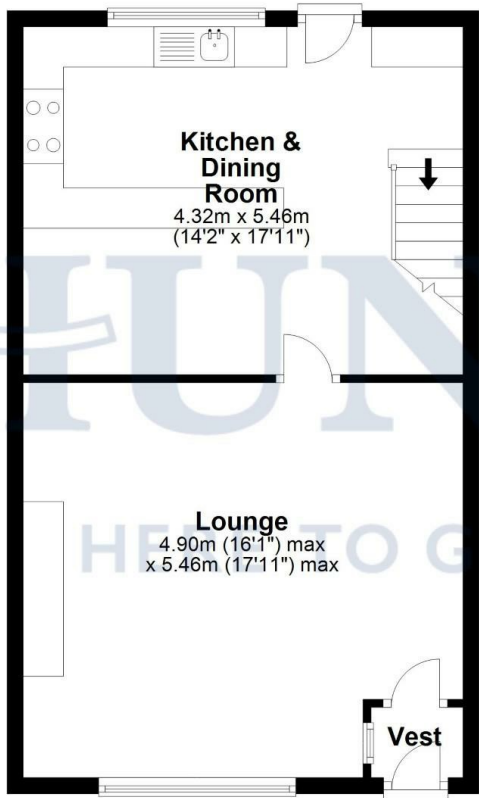
Tenure Type; FREEHOLD

Council Tax Banding; Rochdale Council Band B

# Floorplan

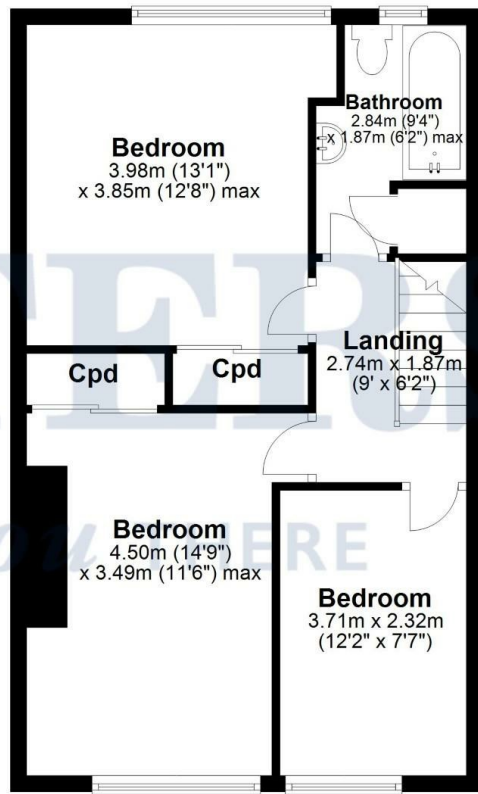
## Ground Floor

Approx. 50.9 sq. metres (548.0 sq. feet)



## First Floor

Approx. 50.9 sq. metres (548.0 sq. feet)

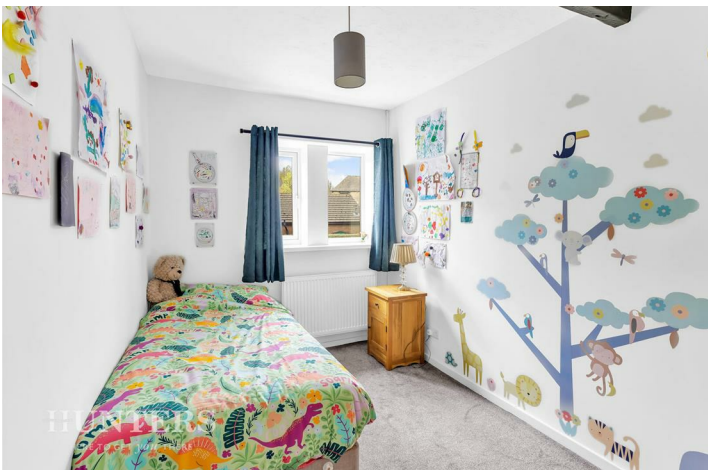


Total area: approx. 101.8 sq. metres (1095.9 sq. feet)

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.

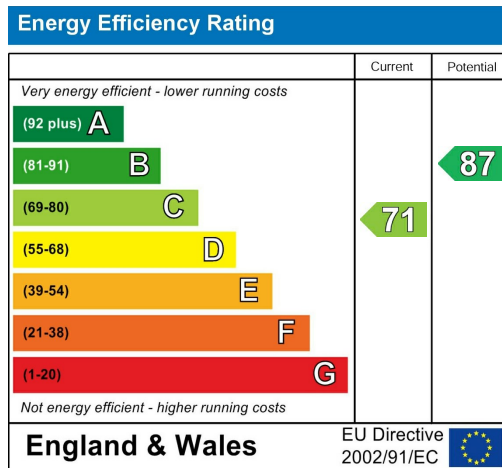
Created by EveryCloud Photography on behalf of Hunters Littleborough  
Plan produced using PlanUp.







## 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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