

# HUNTERS<sup>®</sup>

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## St. Barnabas Drive

Littleborough, OL15 8EJ

£269,500



- SEMI DETACHED PROPERTY
- DOWNSTAIRS BATHROOM
- GENEROUS DRIVEWAY AND LARGE GARAGE
- VIEWING HIGHLY RECOMMENDED
- COUNCIL TAX BAND C
- THREE BEDROOMS
- LARGE GARDEN
- SOUGHT AFTER RESIDENTIAL LOCATION
- FREEHOLD
- EPC RATING C

Tel: 01706 390 500

# St. Barnabas Drive

Littleborough, OL15 8EJ

£269,500



Tucked away on St Barnabas Drive, just off Shore Road, this charming three-bedroom semi-detached property offers a wonderful combination of space, potential, and a highly sought-after location. Conveniently close to village amenities, schools, and open countryside, it is perfect for families or those seeking a peaceful yet well-connected setting.

The accommodation briefly comprises an entrance hall, a spacious lounge/diner, a kitchen, and a downstairs bathroom. Bedroom three is also located on the ground floor, with two further double bedrooms on the second floor. There is excellent potential to extend the property further, creating additional living space if desired.

Externally, the home boasts a large rear garden, a larger-than-average tandem garage, and a generous driveway providing parking for several cars.

This delightful property is highly recommended for internal viewing.

### Entrance Hall

14'1" x 5'10" (4.30 x 1.80)

A light and welcoming space featuring a convenient storage cupboard, stairs leading to the first floor, and doors providing access to all downstairs accommodation.

### Lounge Diner

22'4" x 11'5" (6.83 x 3.49)

A spacious and inviting room, filled with natural light from the front-facing window. The feature chimney breast adds character, while there's plenty of space for a family dining table. Sliding doors open out to the rear garden, creating a lovely connection to the outdoors, and a door leads through to the kitchen.

### Breakfast Kitchen

13'5" x 7'11" (4.11 x 2.43)

A bright kitchen featuring a range of base and eye-level units, offering ample storage and workspace. The large rear-facing window floods the room with natural light and overlooks the garden, creating a pleasant spot for daily chores. The kitchen is fitted with an integrated dishwasher and fridge, a gas hob, and an electric oven, alongside a convenient sink and drainer. Tiled splashbacks in vibrant colours add a touch of character, while space and plumbing for a washing machine are also provided. An external door leads directly to the rear garden

### Bedroom 3/Office

8'1" x 7'3" (2.48 x 2.21)

A front-facing single bedroom located on the ground floor, currently used as a home office. The room benefits from natural light through the front-facing window and includes a cupboard housing the boiler.

### Bathroom

7'3" x 5'7" (2.21 x 1.72)

A three-piece suite comprising a low-level WC,

pedestal wash hand basin, and a bath with an overhead shower. The walls are fully tiled, and a side-facing window provides natural light and ventilation.

### Landing

#### Bedroom 1

15'6" x 10'3" (4.73 x 3.14)

A spacious double bedroom with a front-facing window, offering delightful hilltop views. The room benefits from built-in cupboards, providing excellent storage.

#### Bedroom 2

12'2" x 11'4" (3.72 x 3.46)

A comfortable double bedroom featuring a side-facing window, eaves storage, and loft hatch access, offering practical storage solutions.

### Garage & Parking

29'6" x 11'5" (garage) (9.00 x 3.50 (garage))

A longer-than-average garage complemented by a spacious driveway, providing plenty of off-road parking.

### Gardens

A generous rear garden offering a blend of lawn, patio, and productive growing areas. The well-maintained lawn provides an open space for relaxation and play, while a paved patio area is ideal for outdoor seating and entertaining. The garden also features a greenhouse and several raised vegetable beds, perfect for gardening enthusiasts. Mature shrubs and trees add privacy and greenery, and a larger-than-average garage at the rear complements the space, providing both storage and practical access.

### Material Information - Littleborough

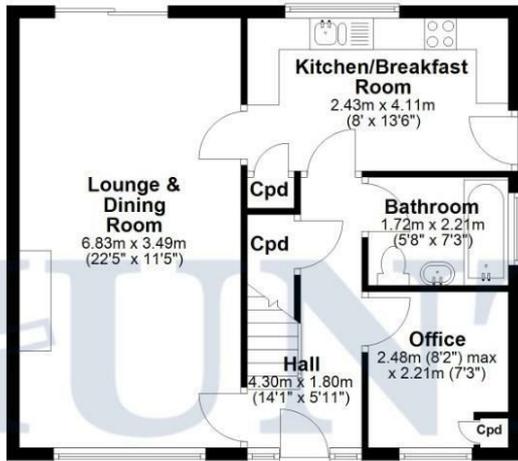
Tenure Type; FREEHOLD

Council Tax Banding; ROCHDALE COUNCIL BAND C

# Floorplan

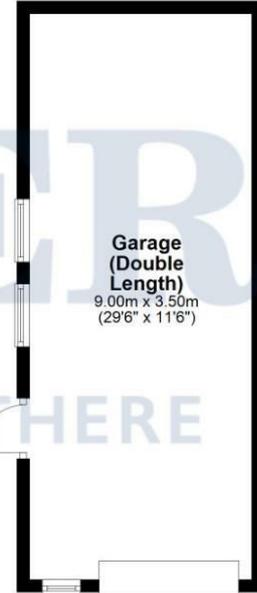
## Ground Floor

Approx. 52.6 sq. metres (566.3 sq. feet)



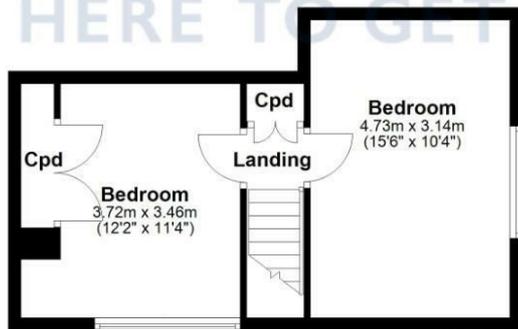
## Outbuilding

Approx. 31.5 sq. metres (338.9 sq. feet)



## First Floor

Approx. 31.9 sq. metres (343.9 sq. feet)



Total area: approx. 116.0 sq. metres (1249.0 sq. feet)

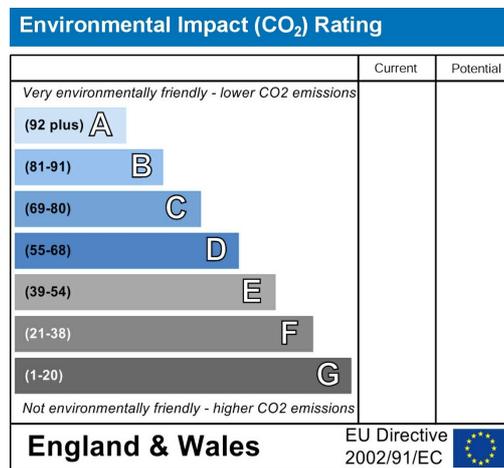
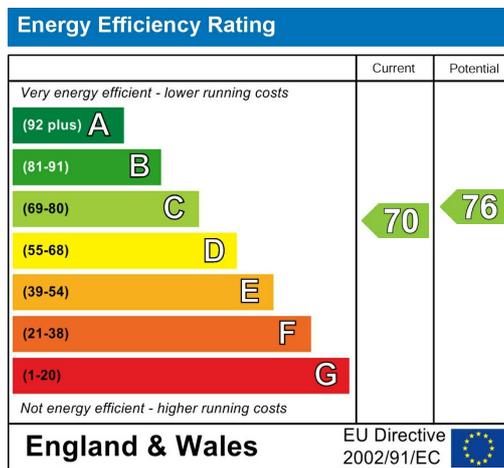
Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own 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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