



Queens Road Terrace

Littleborough, OL15 8AN

£185,000



- BEAUTIFULLY PRESENTED TWO BEDROOM SEMI-DETACHED HOME
- OPEN PLAN LIVING ROOM AND MODERN KITCHEN WITH UNDERFLOOR HEATING
- DRIVEWAY TO THE SIDE PROVIDING OFF-ROAD PARKING FOR TWO CARS
- COUNCIL TAX BAND A
- FREEHOLD
- TUCKED AWAY IN THE HEART OF LITTLEBOROUGH VILLAGE
- LANDSCAPED ENCLOSED GARDEN WITH OUTBUILDINGS
- AN IDEAL FIRST TIME BUY
- EPC RATING C

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Tucked away in the heart of Littleborough village, this beautifully presented two-bedroom semi-detached home offers stylish accommodation, a landscaped garden, and a driveway providing off-road parking. Perfectly suited to first-time buyers, young professionals, or those looking to downsize, the property enjoys a highly convenient village setting within easy reach of local amenities and transport links.

The accommodation briefly comprises a welcoming living room, open plan to a modern fitted kitchen which benefits from underfloor heating, creating a comfortable and contemporary living space ideal for everyday living and entertaining. There is also a useful cellar providing additional storage.

To the first floor, the property offers two well-proportioned bedrooms along with a modern three-piece bathroom suite finished to a good standard.

Externally, the home boasts a landscaped and enclosed rear garden, along with useful outbuildings providing additional storage. To the side of the property there is a driveway offering off-road parking for up to two vehicles.

The property is ideally positioned within walking distance of Littleborough village centre, where a range of independent shops, cafés, and amenities can be found. The mainline train station is also close by, providing convenient links to Leeds and Manchester, making this an excellent choice for commuters.

Early viewing is highly recommended to fully appreciate the location and presentation, this charming home has to offer.

Lounge

10'11" x 12'11" (3.32m x 3.93m)

This inviting lounge features a charming brick chimney breast fitted creating a warm and welcoming atmosphere, parquet flooring and a large window to the front, allowing plenty of natural light to fill the room. This room benefits from a seamless connection to the dining kitchen, enhancing the flow and practicality for modern living.

Dining kitchen

10'10" x 10' (3.31m x 3.04m)

The dining kitchen is fitted with a range of navy blue lower cabinets paired with white upper units. The room is well equipped with integrated appliances including oven, hob, and fridge, as well as space for a washing machine. Offering space for a small dining table and a door leading to the useful cellar and stairs to the first floor.

Cellar

8'9" x 6'7" (2.67m x 2.00m)

The cellar is a compact, useful space accessible via stairs from the kitchen/dining room. It offers additional storage or utility space within the basement. The current vendors storage their freezer here.

Landing

With access to all first floor bedrooms and bathroom.

Bedroom 1

11' x 12'11" (3.35m x 3.93m)

The main bedroom is a bright and comfortable space, decorated in soft neutral tones with a large window to the front of the property. It features ample room for a double bed and additional storage, illuminated by natural daylight.

Bedroom 2

10'9" x 6'2" (3.29m x 1.89m)

The second bedroom is a cosy and bright room, ideal for a single bed or home office. With a

window that lets in natural light, providing a comfortable space for rest or work.

Bathroom

5'1" x 6'5" (1.55m x 1.95m)

A modern and stylish bathroom, comprising of a panelled bath with shower screen, wash basin set within a vanity unit, and a low level WC. The walls are tiled in classic white subway tiles, matching the patterned floor tiles that add character. A small window provides natural light and ventilation, creating a fresh and clean space.

Gardens and Driveway

The garden offers a pleasant outdoor space with a lawn bordered by wooden fencing and planted beds, all enclosed for privacy and safety. There is a paved patio area providing a perfect spot for seating and enjoying the outdoors, with a pathway leading to the large outbuilding. This rear garden is ideal for relaxing or outdoor dining in a private setting. The driveway to the side of the property is privately owned and provides off road parking.

Outbuilding

16'9" x 5'7" (5.12m x 1.70m)

The outbuilding includes a practical store room and a separate WC, with a paved seating area to the side. This versatile space offers additional storage or workshop potential, accessible from the garden patio and enclosed by fencing for security.

Material Information - Littleborough

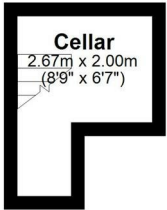
Tenure Type; FREEHOLD

Council Tax Banding; ROCHDALE COUNCIL
BAND A

Floorplan

Basement

Approx. 4.0 sq. metres (43.2 sq. feet)



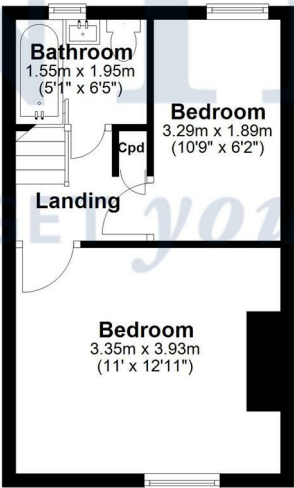
Ground Floor

Approx. 26.5 sq. metres (285.2 sq. feet)



First Floor

Approx. 26.5 sq. metres (285.2 sq. feet)



Outbuilding

Approx. 10.1 sq. metres (108.3 sq. feet)



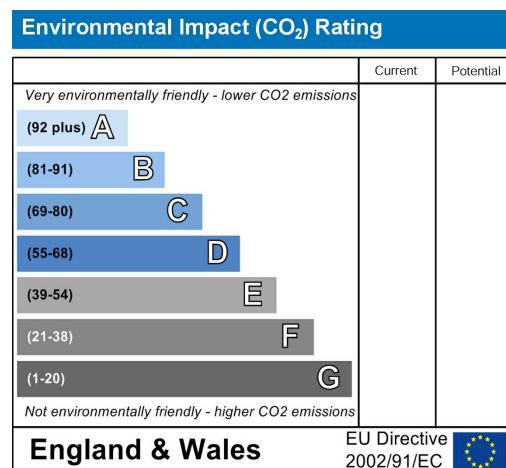
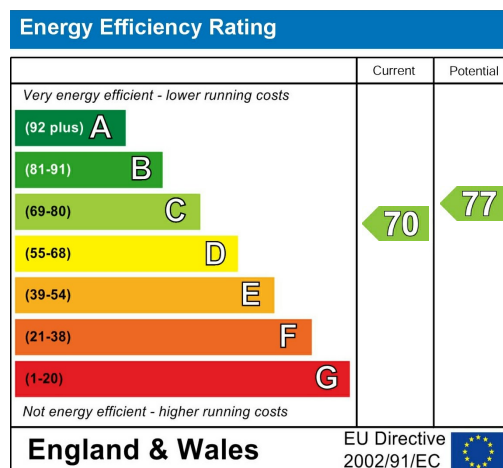
Total area: approx. 67.1 sq. metres (721.9 sq. feet)

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.
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Plan produced using PlanUp.





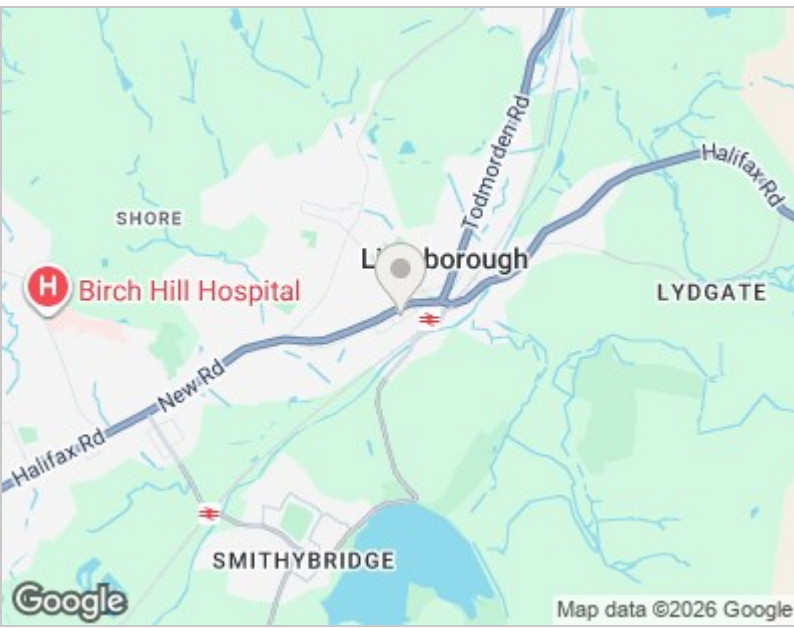
Energy Efficiency Graph



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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