

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Calderbrook Road

Littleborough, OL15 9HL

£175,000



- THREE BEDROOM MID-TERRACE PROPERTY OVER THREE FLOORS
- WALKING DISTANCE TO SHOPS, SCHOOLS AND TRAIN STATION
- FRONT GARDEN AND COMMUNAL REAR GARDEN
- EPC RATING D
- LEASEHOLD
- CENTRAL LITTLEBOROUGH VILLAGE LOCATION
- LOUNGE, FITTED KITCHEN AND USEFUL CELLAR
- NO ONWARD CHAIN
- COUNCIL TAX BAND A

Tel: 01706 390 500

# Calderbrook Road

Littleborough, OL15 9HL

£175,000



Set in the heart of Littleborough village, this mid-terrace property offers spacious accommodation arranged over three floors and is ideally located within walking distance of local shops, well-regarded schools, and the main line train station, making it perfect for commuters and families alike.

The accommodation briefly comprises a welcoming lounge, a fitted kitchen, and a useful cellar. To the first floor, there are two well-proportioned bedrooms and a family bathroom, while the second floor boasts a generous master bedroom offering privacy and versatility.

Externally, the property benefits from a front garden along with access to a communal garden area to the rear, providing a pleasant outdoor space to enjoy.

Further features include gas central heating and double glazing throughout. Offered for sale with no onward chain, this is an excellent opportunity for buyers seeking a conveniently located home with character and space.

### Lounge

14'9" x 14'4" (4.51m x 4.37m)

This inviting lounge offers a bright and airy space with a large window allowing natural light to fill the room. It features a charming fireplace recess, light wooden flooring, and neutral walls that create a fresh and welcoming atmosphere. The room benefits from a practical layout with easy access to the kitchen.

### Kitchen

8'7" x 14'4" (2.61m x 4.37m)

The kitchen is a practical and well-lit space, featuring a modern range of white wall and base units with dark work surfaces and splashbacks. Integrated appliances include an oven with a hob and extractor fan. Light wood-effect flooring continues throughout, and there is a rear door providing direct access to the garden. A staircase leads to the first floor and door trap door leading to the cellar.

### Landing

With access to the first floor bedrooms, bathroom and stairs leading to the second floor.

### Bedroom 1

10'1" x 14'4" (3.06m x 4.37m)

This bedroom is a comfortable double room, carpeted throughout and painted in a neutral tone which enhances the natural light from the window. It offers a peaceful space with ample room for furnishings.

### Bedroom 2

8'2" x 9'3" (2.49m x 2.83m)

A second, smaller bedroom on the first floor, this room features carpeted flooring and neutral walls, with a window providing natural light.

### Bathroom

4'10" x 9'3" (1.47m x 2.83m)

Fitted with a modern white suite including a bath with shower over, pedestal basin and WC. Partly tiled walls and a heated towel rail adds comfort and convenience.

### Attic Room

22'1" x 14'4" (6.74m x 4.37m)

The attic room is a spacious area on the second floor, natural light is provided through two skylights and a dormer window. The room offers flexible use and a generous floor space, ideal for a variety of purposes.

### Communal Garden

The rear communal garden offers a combination of a paved patio area and a lawned garden, ideal for those wanting to sit out.

### Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease;

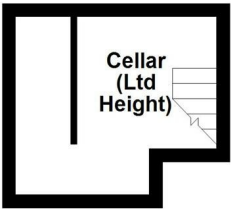
Leasehold Ground Rent Amount:

Council Tax Banding; COUNCIL TAX BAND A

Floorplan

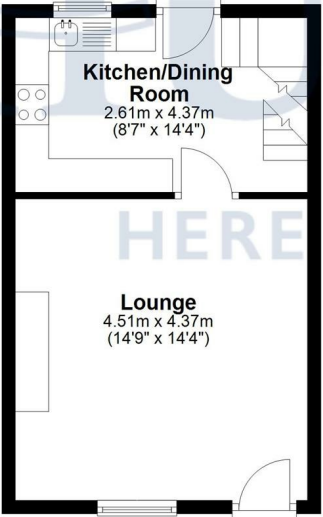
Basement

Approx. 7.3 sq. metres (78.4 sq. feet)



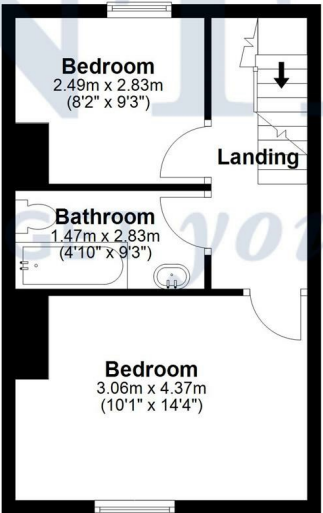
Ground Floor

Approx. 31.6 sq. metres (339.6 sq. feet)



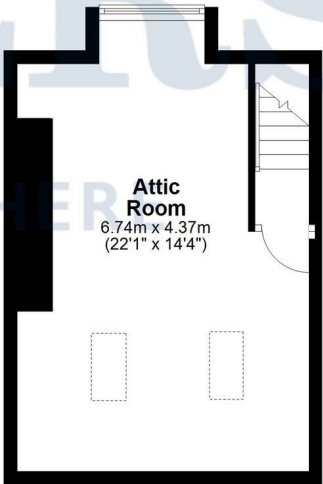
First Floor

Approx. 31.6 sq. metres (339.6 sq. feet)



Second Floor

Approx. 27.7 sq. metres (297.8 sq. feet)



Total area: approx. 98.1 sq. metres (1055.4 sq. feet)

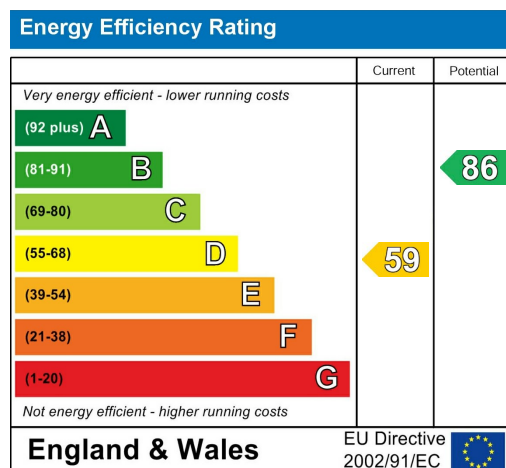
Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.  
Created by EveryCloud Photography on behalf of Hunters Littleborough  
Plan produced using PlanUp.







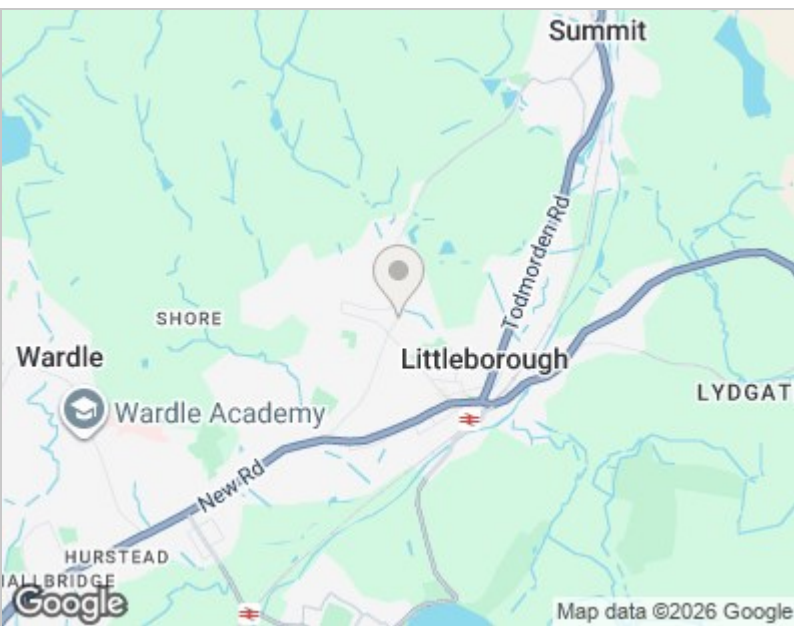
## Energy Efficiency Graph



## 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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