



Sutcliffe Street

Littleborough, OL15 9BE

£199,950

- STONE FRONTED MID TERRACE PROPERTY
- TWO RECEPTION ROOMS
- GARDEN TO THE REAR
- AN IDEAL FIRST TIME BUY OR THOSE LOOKING TO DOWNSIZE
- COUNCIL TAX BAND B

 2  1  2  E

- TWO DOUBLE BEDROOMS PLUS ATTIC ROOM
- MODERN KITCHEN AND BATHROOM
- SITUATED IN THE HEART OF LITTLEBOROUGH VILLAGE
- EPC RATING E
- LEASEHOLD

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Situated in the heart of Littleborough village within walking distance of Hare Hill Park, this attractive stone-fronted two-bedroom mid-terrace property offers deceptively spacious and well-presented accommodation throughout. Combining character features with modern interiors, this charming home is ideally suited to first-time buyers or those looking to downsize.

The accommodation briefly comprises a welcoming entrance hallway leading to a comfortable lounge, a spacious second reception room offering flexible living and dining space, and a modern fitted kitchen with access to the rear garden.

To the first floor are two generously sized double bedrooms and a contemporary family bathroom fitted with a modern suite. A useful attic room provides additional versatile space, ideal for use as a home office, hobby room or for storage.

Externally, the property benefits from an enclosed rear garden, providing a pleasant outdoor space for relaxing or entertaining.

Conveniently positioned within walking distance of Littleborough village centre, the property enjoys easy access to a wide range of local shops, cafés, schools and everyday amenities, together with excellent transport links, including the train station offering direct services to Manchester and Leeds.

Offering spacious accommodation in a sought-after location, early viewing is highly recommended.

Hallway

A welcoming hallway that provides access to the lounge and second reception room, combining functionality with a touch of character.

Lounge

12'2" x 10'10" max (3.71m x 3.30m)

A welcoming entrance hall leads into a cosy lounge featuring a charming fireplace and a large window that allows plenty of natural light to fill the room.

Reception Room

14'10" x 14'1" (4.52m x 4.29m)

Spacious and bright, this second reception room offers ample room for a large dining table and additional furniture. A large window enhances the natural light and garden views, and a door accesses the stairs leading to the first floor.

Kitchen

14'1" x 6'6" (4.30m x 1.98m)

This kitchen is thoughtfully designed with a range of wall and base units, and wooden countertops, creating a bright and airy feel. The layout maximises workspace with a double sink positioned beneath a window, while modern appliances including an oven, hob and dishwasher are neatly integrated. With access leading to the rear garden.

Landing

On the first floor, the landing connects the bedrooms and bathroom and stairs leading to the attic room.

Bedroom 1

12'2" x 14'1" (3.71m x 4.29m)

This generous bedroom features a large window with a lovely outlook, filling the room with natural light.

Bedroom 2

11'11" max x 10'11" (3.63m x 3.33m)

A second bedroom featuring a charming cast iron fireplace and a built-in cupboard, offering both style and storage. Natural light flows in through the window.

Bathroom

10'8" x 6'6" (3.26m x 1.98m)

The bathroom offers a contemporary feel with a freestanding bathtub, separate walk-in shower, low level WC and vanity wash basin. Natural light enters through a window, and the combination of white and natural wood tones in the vanity unit and wall panelling creates a fresh and calming atmosphere. Floor tiles and modern fixtures complete this stylish and practical space.

Attic Room

16'3" x 14'1" max (4.94m x 4.29m)

The attic room benefits from natural light provided by skylight windows, offering a versatile space.

Rear Garden

The rear garden features a paved patio and a spacious decked seating area, ideal for relaxing or entertaining.

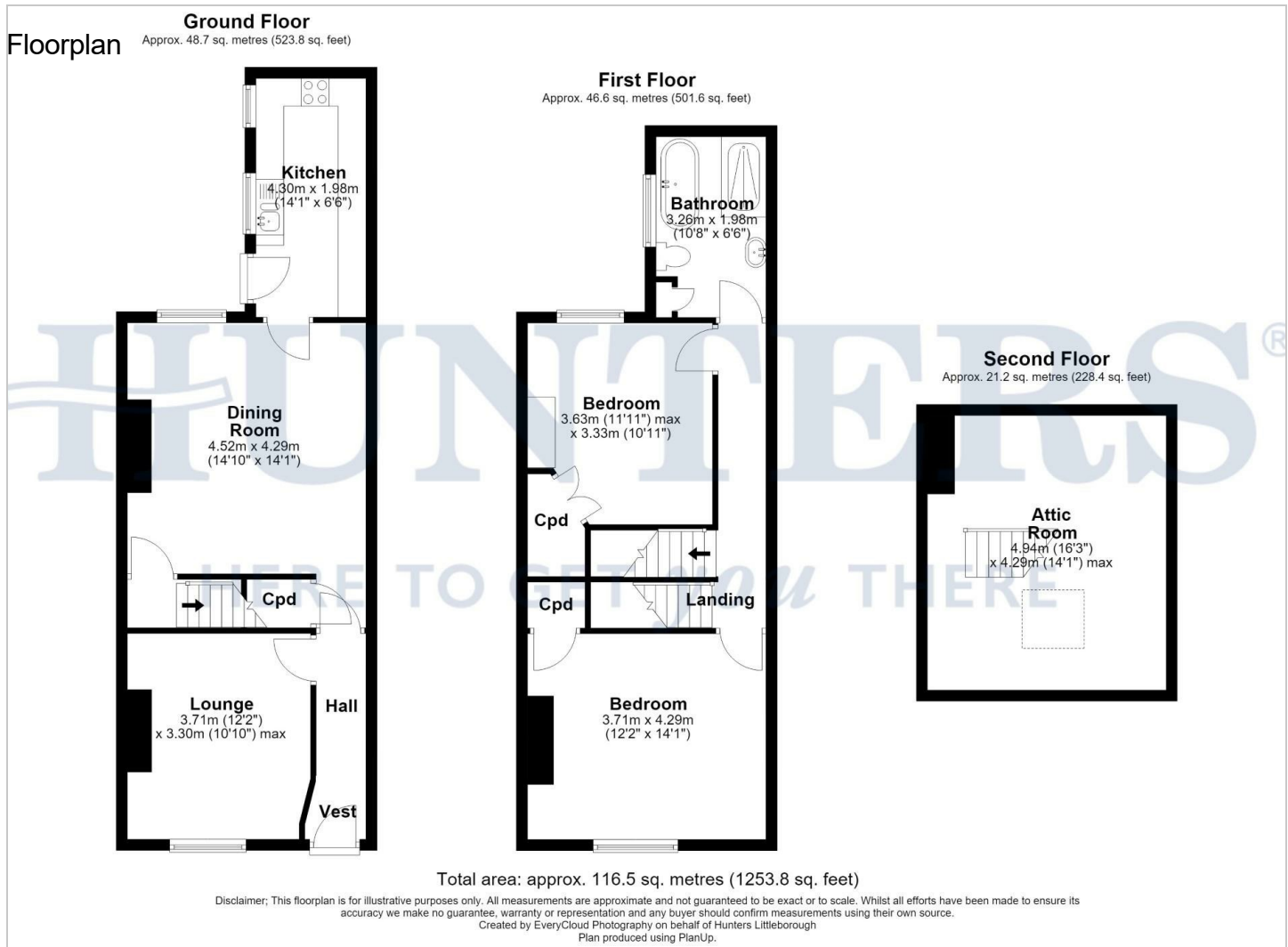
Material Information - Littleborough

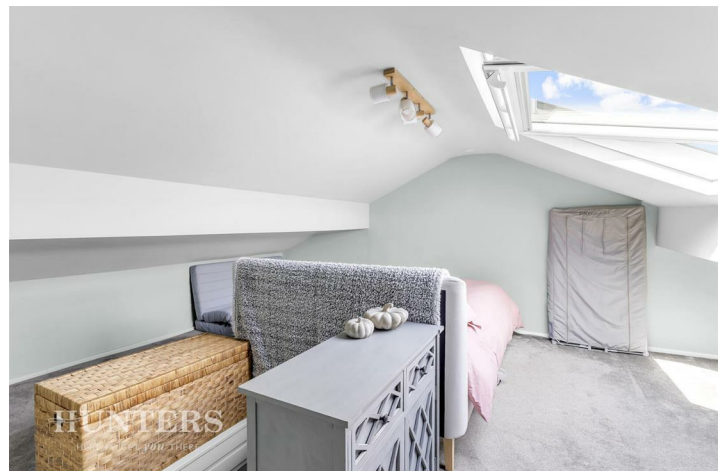
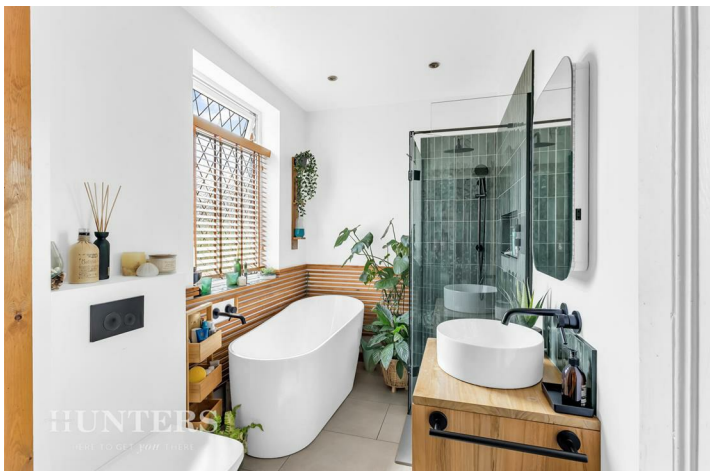
Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 870

Leasehold Annual Ground Rent Amount £1.80

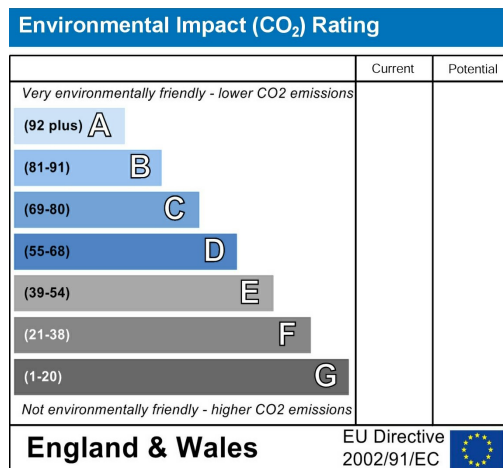
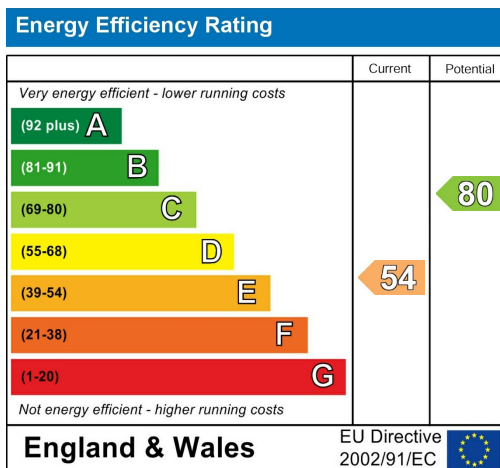
Council Tax Banding; ROCHDALE COUNCIL
BAND B







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.

85 Church Street, Littleborough, OL15 8AB
Tel: 01706 390 500 Email: littleborough@hunters.com
<https://www.hunters.com>

