

HUNTERS[®]

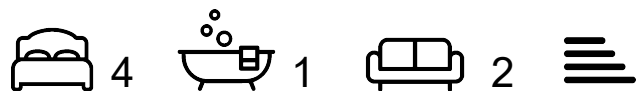
HERE TO GET *you* THERE



Stansfield Hall

Littleborough, OL15 9RH

£495,000



- FOUR BEDROOM DETACHED BUNGALOW IN PRIVATE SETTING
- SET WITHIN GENEROUS, LANDSCAPED GROUNDS
- REQUIRES SOME MODERNISATION WITH GREAT POTENTIAL
- CLOSE TO LITTLEBOROUGH CENTRE, TRAIN STATION & COUNTRYSIDE
- EPC RATING TBC
- EXCLUSIVE DEVELOPMENT ACCESSED VIA PRIVATE ROAD
- SPACIOUS AND VERSATILE SINGLE LEVEL LIVING
- DOUBLE GARAGE AND EXTENSIVE DRIVEWAY
- COUNCIL TAX BAND E
- FREEHOLD

Tel: 01706 390 500

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Littleborough, OL15 9RH

£495,000



Tucked away in a private and peaceful setting, Hunters are delighted to offer to the market this four-bedroom detached bungalow surrounded by gardens on all sides. Enjoying a secluded position within its own generous grounds, the property offers the perfect balance of tranquility and convenience, with easy access to Littleborough centre and the surrounding countryside.

The accommodation is both spacious and versatile, comprising a welcoming entrance hall, a well-proportioned lounge, a separate dining room, and a fitted kitchen, a utility room and a convenient W/C. There are four bedrooms, providing flexible living options for families or those seeking single-level accommodation, along with a family bathroom.

Externally, the property is set within extensive grounds, offering a high degree of privacy, with well-maintained gardens wrapping around the home. A substantial driveway provides ample off-road parking and leads to a double garage.

Further benefits include gas central heating and double glazing throughout.

Ideally positioned, the property is within easy reach of Littleborough's shops, cafes, and well-regarded schools, as well as the main line train station offering direct links to Leeds and Manchester. Surrounded by open countryside, this is a rare opportunity to acquire a spacious bungalow with fantastic potential in a highly sought-after and tucked-away location.

Entrance Hall

9' x 10'2" (2.73m x 3.10m)

This bright and spacious entrance hall welcomes you with a set of decorative glazed front doors that allow natural light to filter in. with access to the living accommodation.

Lounge

20'5" x 14'7" (6.23m x 4.45m)

The lounge is a spacious and inviting room featuring a large window that floods the space with natural light. A distinctive wall-mounted fireplace acts as a focal point, a wonderful size room for relaxation and entertaining.

Dining Room

21'5" x 8'1" (6.53m x 2.47m)

This dining room area provides a bright and airy space for meals with friends or family. It features tiled flooring and is flooded with natural light through French doors opening onto the garden, seamlessly connecting indoor and outdoor living.

Kitchen

10' x 14'7" (3.05m x 4.45m)

The kitchen is fitted with sleek, high-gloss raspberry colour cabinetry providing plentiful storage and workspace. It is well-equipped with integrated appliances including an oven, hob, and microwave, with further space for an American style fridge freezer. A generous window above the sink offers views over the garden, filling the room with natural light and a welcoming feel.

Inner Hallway

Access to the loft which has a ladder, its fully boarded and carpeted with light and electrics. Currently being used as a hobby room.

Bedroom 1

11'1" max x 14'1" (3.37m max x 4.29m)

A comfortable double bedroom featuring a large window that looks out onto mature greenery. The room benefits from built-in wardrobes offering excellent storage, while the soft carpeting and neutral tones create a restful environment.

Bedroom 2

10'6" max x 14'1" (3.20m max x 4.29m)

A sizeable double bedroom featuring French doors that open onto a private terrace, allowing for plenty of natural light and easy access to the garden. The room is finished with soft carpeting and neutral walls, creating a warm and inviting sleeping space.

Bedroom 3

9'3" x 10'11" (2.81m x 3.32m)

This bedroom enjoys a peaceful aspect with a large window and generous built-in storage. The light carpet and calming colour scheme make it an ideal retreat for rest and relaxation.

Bedroom 4

9' x 10'11" (2.75m x 3.32m)

The fourth bedroom is another good size, ideal for a child's bedroom or would make a lovely home offer with a large window overlooking the garden.

Shower Room

5'11" x 10'2" (1.81m x 3.10m)

This shower room features contemporary tiling and a large walk-in shower enclosure. Twin frosted windows allow natural light to enter while maintaining privacy, complemented by modern sanitary ware and a practical layout.

WC

A separate WC with a simple and functional layout, featuring a window for ventilation and natural light, positioned conveniently off the inner hallway.

Utility Room

9'8" x 8'1" (2.94m x 2.46m)

The utility room offers practical space for laundry and additional storage, fitted with a window that overlooks the side of the property. Its proximity to the garage and inner hallway makes it highly convenient for household tasks and offers great potential to create a great space for any family home.

Double Garage

18'9" x 17'3" (5.72m x 5.25m)

The large double garage, suitable for parking vehicles or as a workshop area, features an electric garage door and internal access, with ample room for storage or future potential to convert.

External Gardens

The garden is a generous outdoor space which surround the property on all sides. With lawn areas bordered by mature trees and shrubs, offering plenty of privacy. A paved patio area with decking and a small pond provides a peaceful spot for outdoor entertaining or relaxation, while further garden space includes a vegetable patch and greenhouse, perfect for gardening enthusiasts. The driveway is extensive and provides off road parking for many vehicles up to around 6 cars.

Material Information - Littleborough

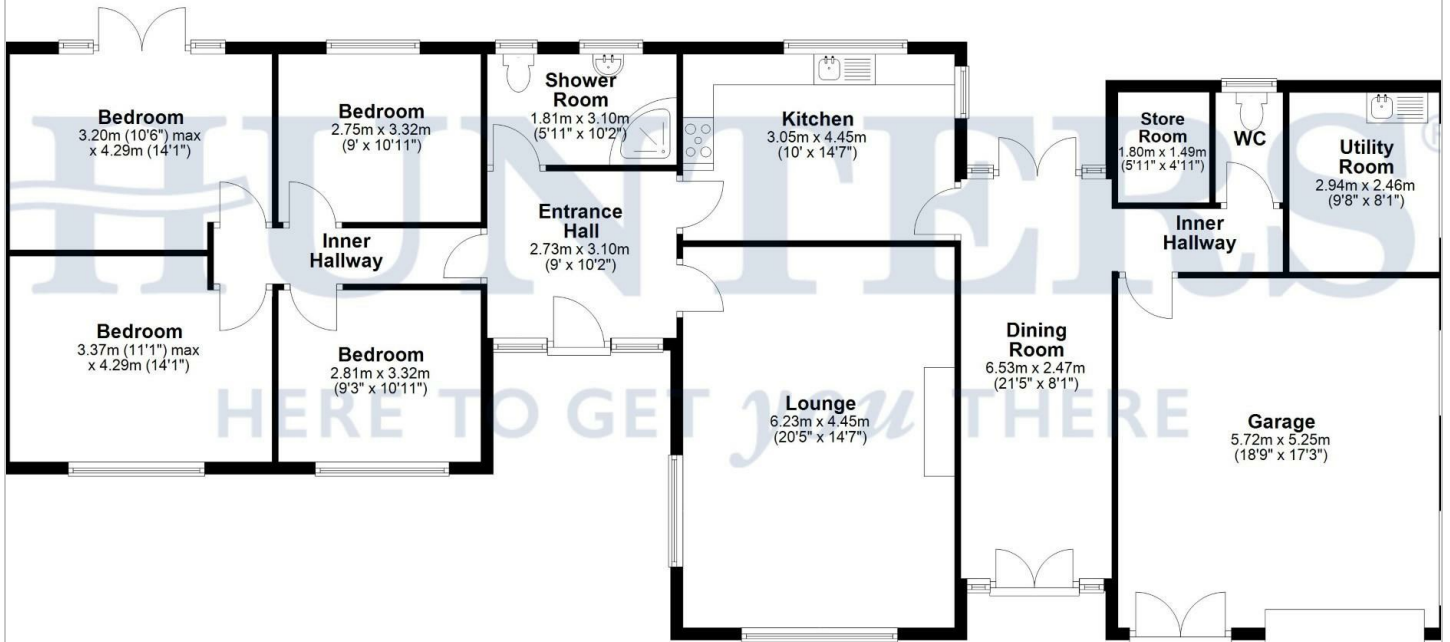
Tenure Type; FREEHOLD

Council Tax Banding; ROCHDALE COUNCIL BAND E

Floorplan

Ground Floor

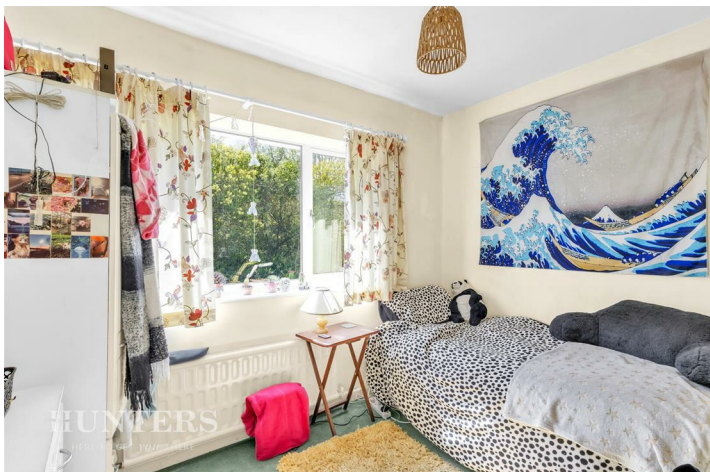
Approx. 171.8 sq. metres (1849.7 sq. feet)



Total area: approx. 171.8 sq. metres (1849.7 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

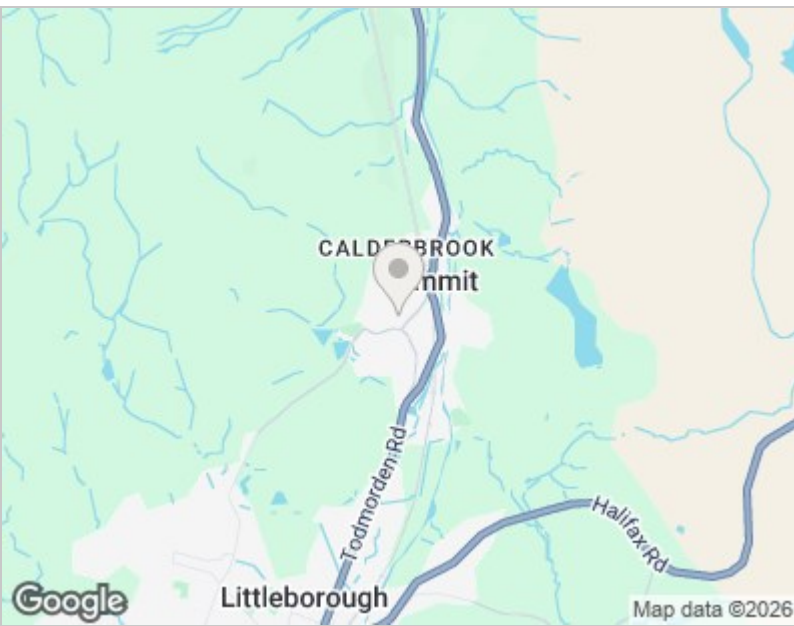
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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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