



## Farm Walk

Littleborough, OL15 8LJ

£225,000



- SEMI DETACHED FAMILY HOME
- AN IDEAL OPPORTUNITY FOR MODERNISATION
- GARDENS TO FRONT AND REAR
- SOLD WITH NO ONWARD CHAIN
- COUNCIL TAX BAND C
- THREE BEDROOMS
- SOUGHT AFTER BENTS FARM LOCATION
- GARAGE
- EPC RATING C
- FREEHOLD

# Farm Walk

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£225,000



Tucked away from the roadside, this well-maintained property offers generous living accommodation with excellent potential for modernisation. Ideally situated within the highly sought-after Bents Farm Estate, the home enjoys close proximity to Littleborough village centre and its excellent range of local amenities, schools, and main line train station providing direct access to both Manchester and Leeds city centres.

To the ground floor offers a spacious lounge and dining room, kitchen with side porch and convenient downstairs WC. Leading to the first floor, there are three good-sized bedrooms and a fitted shower room. Externally, the property benefits from attractive front and rear gardens, a private driveway, and a detached garage, providing ample parking and storage space.

Offered for sale with no onward chain, this property represents an outstanding opportunity to acquire a spacious family home in a desirable location. Early viewing is highly recommended to fully appreciate the accommodation and position on offer.

## Hall

A welcoming hallway with staircase leading to the first floor. A useful cupboard provides storage space, and a door opens to the ground floor cloakroom, equipped with a wash basin and WC. Natural light filters through the glazed front door, creating a bright entrance area.

## Lounge & Dining Room

11'1" x 21'8" (3.37m x 6.59m)

This spacious lounge and dining room offers a cosy atmosphere with ample space for seating and dining. Large windows overlook the garden, filling the room with natural light and offering pleasant views. A fireplace serves as a central feature, providing warmth and a homely focal point.

## Kitchen

9'8" x 8'6" (2.95m x 2.58m)

A kitchen offering a practical layout with ample work surfaces and a range of storage cupboards both above and below. A large window looks out onto the garden, providing plenty of natural light. There is space for essential appliances and a door leading back to the porch, facilitating easy access to the outside.

## Porch

5'9" x 4'2" (1.75m x 1.28m)

The porch serves as a useful entrance from the garden, with glazed doors filling the space with light and offering views out to the greenery beyond.

## Landing

11'11" x 6'2" (3.64m x 1.89m)

The first-floor landing connects the bedrooms and shower room, featuring a window that allows natural light to brighten the space. A wooden balustrade lines the staircase, adding a touch of warmth to the area.

## Bedroom 1

9'8" x 8'6" (2.95m x 2.58m)

A generous double bedroom to the rear of the property, features a built-in cupboard for storage.

## Bedroom 2

8'10" x 11'8" (2.69m x 3.56m)

A further double bedroom located to the rear of the property with a built in storage cupboard.

## Bedroom 3

8'10" x 9'8" (2.69m x 2.94m)

A further bedroom located to the front of the property with a built in storage cupboard.

## Shower Room

10'4" max x 6'4" (3.14m max x 1.92m)

The shower room is well-proportioned, fitted with a walk-in shower enclosed with glass panels, a wash basin and a WC. A window offers natural light and ventilation.

## Rear Garden

The rear garden is a generous outdoor space with a level lawn bordered by mature shrubs and trees. It offers a tranquil setting with plenty of room for gardening and outdoor activities. Views extend over neighbouring gardens and beyond, providing a sense of privacy and openness.

## Front Exterior

The front exterior of the property sits within a well-kept plot featuring a lawn with mature planting and a paved pathway leading to the front door. The surrounding greenery creates a welcoming approach to the home.

## Garage

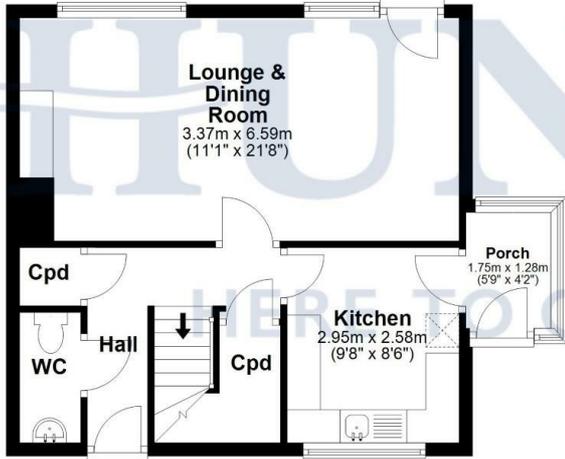
18'1" x 9' (5.51m x 2.74m)

A garage with driveway parking situated to the rear of the property, measuring 5.51 metres by 2.74 metres. It is accessible via a rear lane and provides secure parking and storage space.

# Floorplan

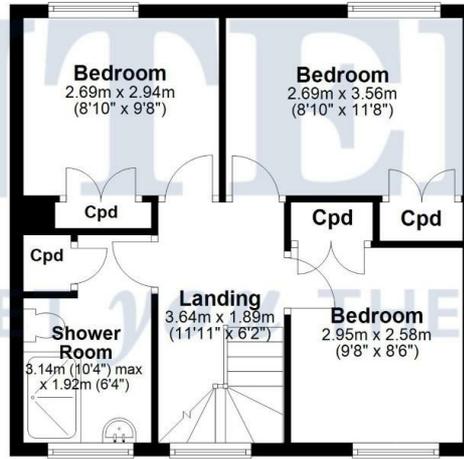
## Ground Floor

Approx. 44.8 sq. metres (481.8 sq. feet)



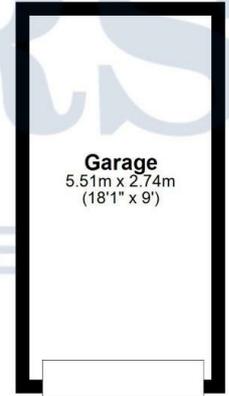
## First Floor

Approx. 42.4 sq. metres (455.9 sq. feet)



## Outbuilding

Approx. 15.1 sq. metres (162.3 sq. feet)



Total area: approx. 102.2 sq. metres (1100.0 sq. feet)

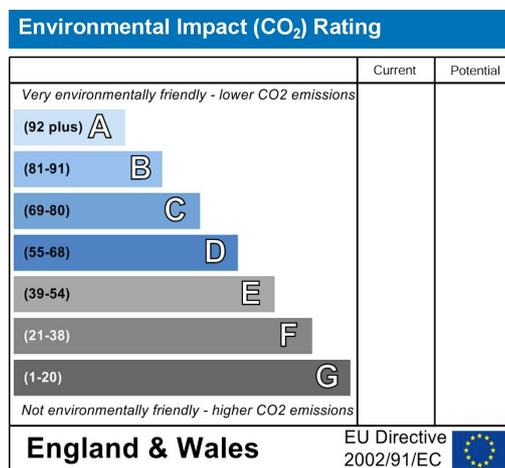
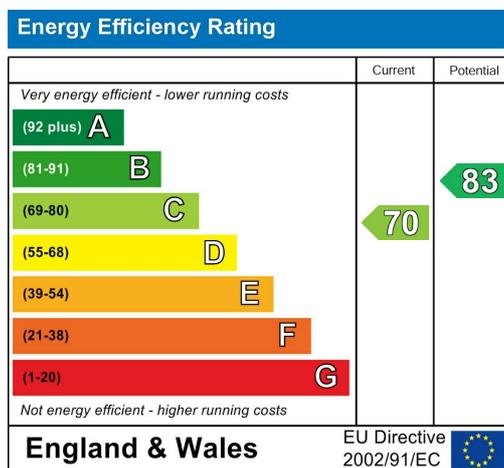
Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own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