

# HUNTERS®

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## Featherstall Road

Littleborough, OL15 8NY

£185,000



- DECEPTIVELY SPACIOUS TERRACED PROPERTY
- LOUNGE AND DINING KITCHEN
- GARDENS TO FRONT AND REAR
- SOLD WITH NO ONWARD CHAIN
- COUNCIL TAX BAND A
- CONVENIENT LOCATION FOR CENTRAL LITTLEBOROUGH
- THREE BEDROOMS
- AN IDEAL FIRST TIME BUY
- EPC RATING D
- LEASEHOLD

Tel: 01706 390 500

# Featherstall Road

Littleborough, OL15 8NY

£185,000



Situated in a convenient and well-connected position within Littleborough, this deceptively spacious three-bedroom terraced property is ideally placed close to local amenities, transport links, and everyday conveniences. Set back from the roadside, the home enjoys a light and airy feel throughout and offers fantastic potential for buyers looking to create a home tailored to their own tastes.

The accommodation briefly comprises a spacious lounge and a breakfast kitchen to the ground floor, both benefiting from high ceilings and an abundance of natural light. To the first floor are two well-proportioned bedrooms and a family bathroom, while the second floor features a generous third bedroom complete.

Externally, the property benefits from gardens to both the front and rear, providing excellent scope for buyers to create attractive outdoor spaces for relaxation or entertaining.

This property represents an excellent opportunity for first-time buyers or investors alike. Early viewing is highly recommended — call now to arrange your appointment.

### Lounge

13' x 14'10" (3.97m x 4.53m)

The lounge is a bright and welcoming space featuring a large front-facing window that floods the room with natural light. It is characterised by a traditional fireplace with a stone surround, adding a cosy focal point.

### Kitchen/Dining Room

12'1" x 14'10" (3.69m x 4.53m)

This well-proportioned kitchen/dining room benefits from a rear-facing window and a door leading to the garden, creating a light and airy feel. It has a practical layout with a range of wall and base unit, a freestanding oven and built in shelving. With space for a dining table and stairs leading to the first floor.

### Landing

6'8" x 5'5" (2.04m x 1.65m)

The first-floor landing provides access to the bedrooms and bathroom, with a staircase leading both up to the attic room and down to the ground floor.

### Bedroom 1

11'5" x 14'10" (3.48m x 4.53m)

The larger of the two first-floor bedrooms is a spacious room with a front-facing window allowing natural light to fill the space. The room benefits from a cupboard set into the recess, providing some practical storage.

### Bedroom 2

13'8" x 9'1" (4.18m x 2.78m)

A further generous size room with a rear facing window, it a versatile space for use as a bedroom or study.

### Bathroom

7'7" x 7'9" (2.32m x 2.37m)

The bathroom is fitted with a white suite comprising a bath with overhead shower and glass screen, a pedestal wash basin and a WC. Black marble-effect tiled walls contrast nicely

with the lighter flooring, creating a modern and stylish feel. A window provides natural light and ventilation.

### Attic Room / Bedroom

19'1" x 14'10" (5.82m x 4.53m)

A fabulous bedroom located on the second floor, the attic room is a generous space with a sloping ceiling featuring a central skylight. An angled architectural feature painted in a dark accent colour contrasts with the otherwise white walls, adding character to the room. With useful built in eaves storage.

### Rear Garden

The rear garden offers a paved patio area ideal for outdoor seating. To the front, the property is elevated from the roadside with a lawned area and pathway leading to the front door.

### Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 928

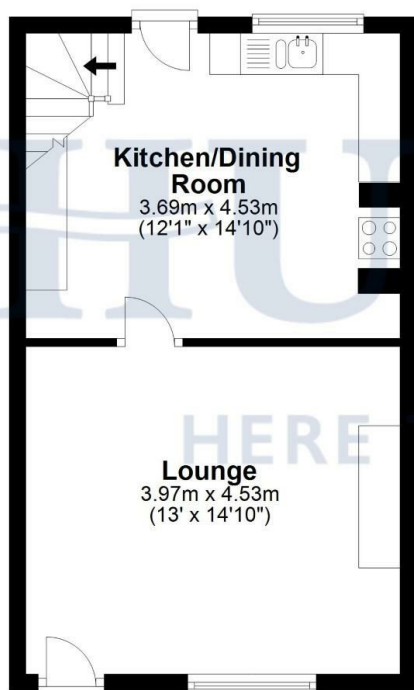
Leasehold Ground Rent Amount: £2.10s.0d

Council Tax Banding; ROCHDALE COUNCIL BAND A

# Floorplan

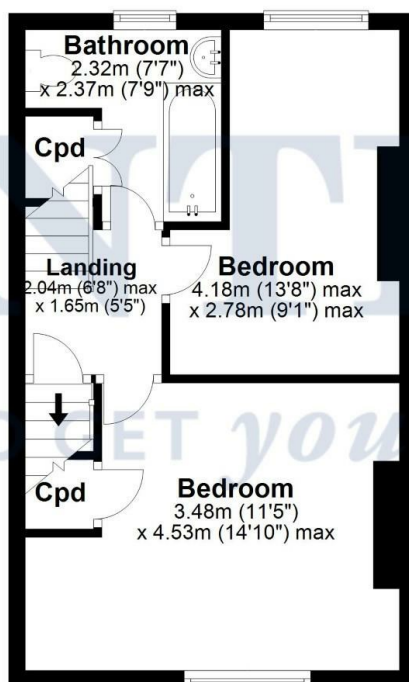
## Ground Floor

Approx. 35.2 sq. metres (378.5 sq. feet)



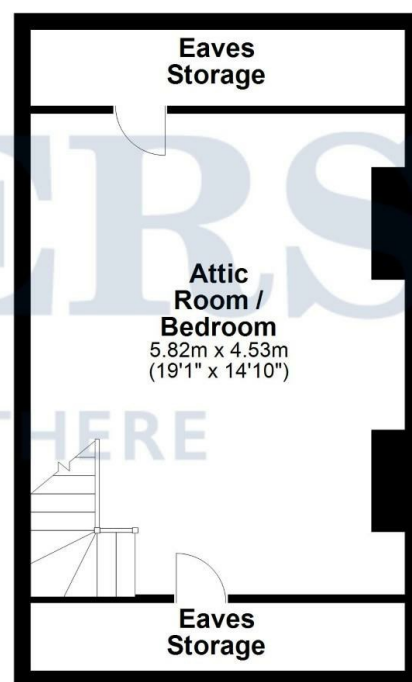
## First Floor

Approx. 35.2 sq. metres (378.5 sq. feet)



## Second Floor

Approx. 35.2 sq. metres (378.5 sq. feet)



Total area: approx. 105.5 sq. metres (1135.6 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.

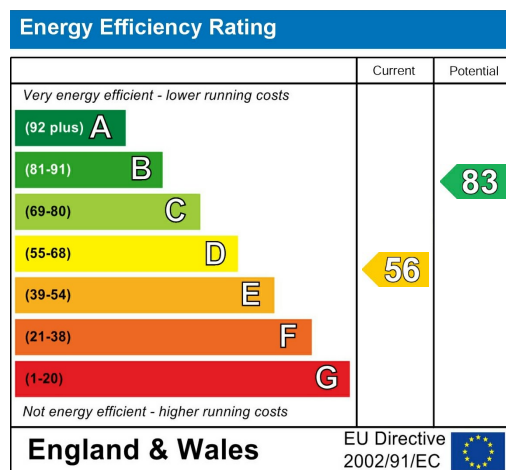
Created by EveryCloud Photography on behalf of Hunters Littleborough  
Plan produced using PlanUp.







## Energy Efficiency Graph



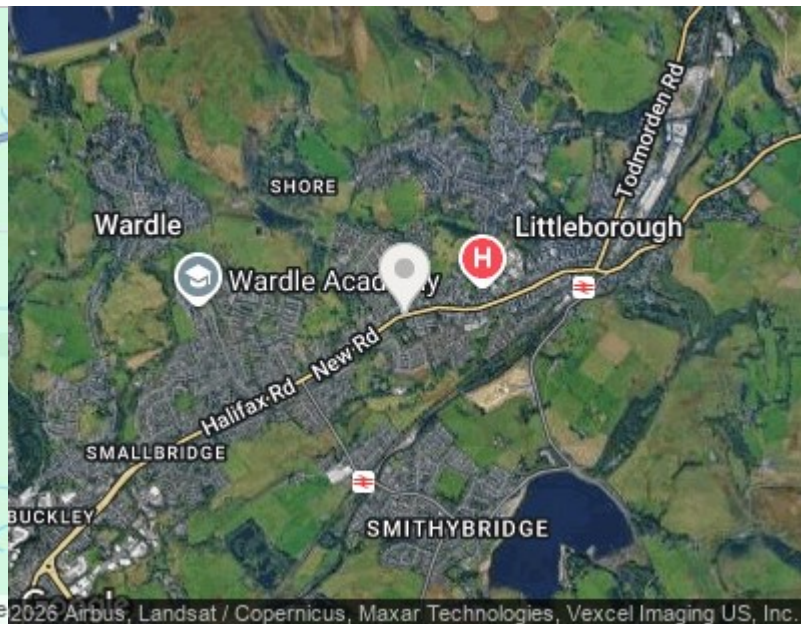
## Viewing

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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