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Spen Fold

Littleborough, OL15 8JY

Offers In Excess Of £295,000

- THREE BEDROOM DETACHED HOME IN POPULAR DEVELOPMENT
- MASTER BEDROOM WITH EN-SUITE
- GARDENS, DRIVEWAY AND INTEGRAL GARAGE
- EPC RATING
- LEASEHOLD



- LIGHT AND AIRY ACCOMMODATION
- UTILITY ROOM AND DOWNSTAIRS WC
- NO ONWARD CHAIN
- COUNCIL TAX BAND D

Tel: 01706 390 500

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Situated on one of Littleborough's most popular residential developments, this attractive three-bedroom detached home offers well-presented, light-filled accommodation ideal for a range of buyers.

Conveniently located within easy reach of Littleborough village centre, the property benefits from excellent access to a variety of local amenities including shops, well-regarded schools, parks, the picturesque Hollingworth Lake, and the mainline train station providing direct links to Leeds and Manchester.

Internally, the property is bright and welcoming throughout and briefly comprises an entrance hall, lounge which is open plan to the dining area, a fitted kitchen, useful utility room, and a downstairs WC.

To the first floor, there are three well-proportioned bedrooms, including a master bedroom with en-suite facilities, alongside a modern family bathroom.

Externally, the property enjoys gardens to both the front and rear, a large driveway providing ample off-road parking, and an integral garage.

Offering versatile living accommodation, this home is perfectly suited to a variety of purchasers, including young professionals, growing families, and those looking to downsize. The property is offered for sale with no onward chain.

Hall

A welcoming entrance hall, offering a bright and airy introduction to the home.

Lounge

13'6" x 10'7" max (4.11m x 3.23m max)

This comfortable lounge features a large window overlooking the front garden, flooding the room with natural light. The space centres around a fireplace with a decorative mantel and opens through an archway to the dining room, offering a gentle flow between spaces.

Dining Room

9'3" x 7'5" (2.83m x 2.26m)

A charming dining room with French doors that open out onto the garden, allowing for abundant natural light and easy access to outdoor space.

Kitchen

9'5" max x 9'11" (2.87m max x 3.02m)

The kitchen offers a good range of wall and base units with ample work surface space and tiled flooring. A window above the sink looks out over the rear garden, while there is convenient access to the utility room and the dining area.

Utility Room

5'1" x 5' (1.54m x 1.52m)

This practical utility room provides space for laundry appliances and additional storage. It has tiled flooring and a door leading to the outside.

WC

4' x 5' (0.23m x 1.52m)

A handy cloakroom WC with a window for natural light, tiled flooring, comprising of a low level WC and wash hand basin.

Landing

6'5" x 6'5" (1.95m x 1.95m)

With access to all first floor rooms and useful storage cupboard.

Bedroom 1

11'3" max x 13'9" (3.43m max x 4.19m)

This main bedroom is spacious and includes

built-in wardrobes, providing generous storage. It also benefits from an en-suite shower room.

En-suite Shower Room

8' x 8'10" (2.45m x 2.70m)

This en-suite shower room features a corner shower with glass doors, a wash basin set within a vanity unit, a low level WC, and a heated towel rail.

Bedroom 2

12'8" x 8'10" (3.86m x 2.70m)

A spacious double bedroom featuring two large windows that provide natural light and a pleasant view to the front of the property.

Bedroom 3

9'6" x 7' (2.88m x 2.14m)

The smallest of the three bedrooms, yet still a double bedroom with views to the rear of the property.

Bathroom

5'2" x 6'5" (1.58m x 1.95m)

The family bathroom is bright and comprises of a bath, pedestal wash basin, and low level WC. A window provides natural light.

Rear Garden

An enclosed and spacious rear garden, offering privacy, security and boasts a paved patio area leading to a lawn, making it a pleasant outdoor space for relaxation or entertaining.

Garage and Driveway

17' x 8'10" (5.19m x 2.70m)

The property features a driveway providing off-road parking and a single integral garage, offering convenient storage and parking options.

Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 971

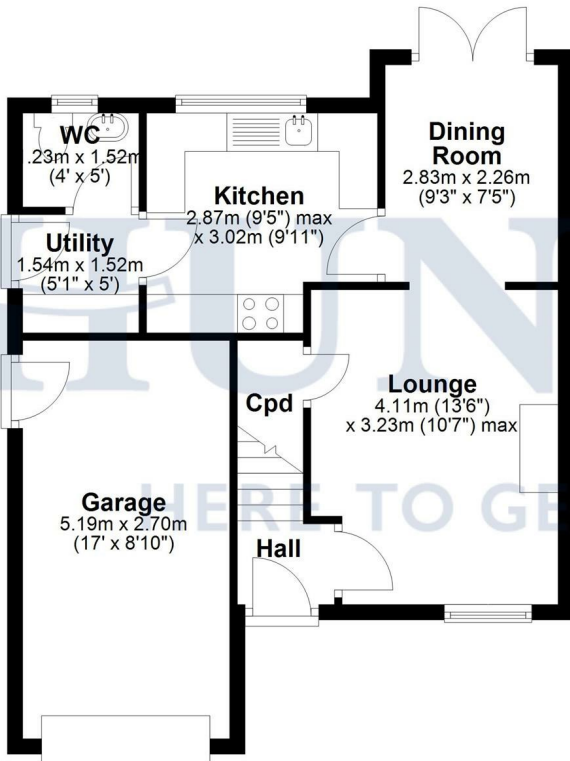
Leasehold Annual Ground Rent Amount £95.00

Council Tax Banding; ROCHDALE COUNCIL BAND D

Floorplan

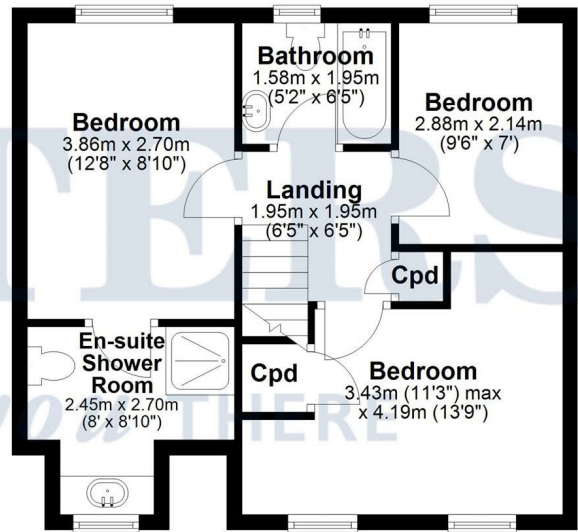
Ground Floor

Approx. 51.0 sq. metres (548.7 sq. feet)



First Floor

Approx. 43.3 sq. metres (465.9 sq. feet)



Total area: approx. 94.3 sq. metres (1014.5 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.

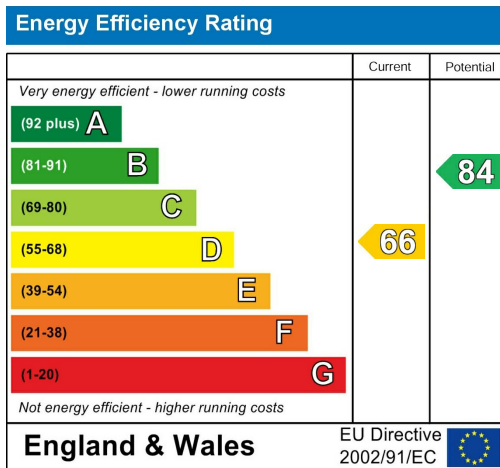
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Plan produced using PlanUp.







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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