HUNTERS®

HERE TO GET *you* THERE

Drake Road

Littleborough, OL15 9PS

£180,000

2 1 1 C

- TWO BEDROOM END PROPERTY
- GENEROUS REAR AND SIDE GARDEN
- POTENTIAL TO EXTEND, SUBJECT TO PERMISSIONS
- FREEHOLD
- EPC RATING C
- FAR-REACHING OPEN VIEWS TO THE REAR
- DRIVEWAY TO THE FRONT
- CLOSE TO PRIMARY SCHOOL, SHOPS & COUNTRYSIDE WALKS
- COUNCIL TAX BAND A

Tel: 01706 390 500

Drake Road

Littleborough, OL15 9PS

£180,000

Offering wonderful views to the rear and a generous garden, this two bedroom end property presents an excellent opportunity for buyers looking for a home with wonderful far reaching open views.

The accommodation briefly comprises an entrance hall, lounge, kitchen, two bedrooms and family bathroom. Externally, the property benefits from a driveway to the front, while the generous rear garden enjoys pleasant open views and provides an excellent outdoor space.

The property's end position and generous plot also offer potential for extension, subject to planning and any necessary consents, making this an exciting opportunity for those looking to create a home to their own requirements.

Located within walking distance of a local primary school, shops and transport links into Littleborough village, the property is also ideally positioned for enjoying wonderful countryside walks right on the doorstep.

An early viewing is recommended to appreciate the position, views, garden and potential this property has to offer.

Tel: 01706 390 500

Hall

This welcoming hallway features a stained glass front door, inviting natural light into the space.

Lounge

10'10" x 13'9" (3.31m x 4.19m)

The lounge offers space for a range of furniture and natural light fills the space through a window to the front of the property.

Kitchen

9'7" x 16'10" (2.91m x 5.12m)

The kitchen is bright and functional, with a range of wooden wall and base units, and a tiled floor that extends throughout the space. Two windows offer ample natural light and views of the garden and a breakfast bar offers a casual dining spot. Space is available for appliances including a freestanding fridge and washing machine.

Landing

8' x 5'10" (2.43m x 1.77m)

The landing upstairs leads to the bedrooms and bathroom, with neutral carpeting and a built-in cupboard offering additional storage.

Bedroom 1

10'10" x 16'10" (3.31m x 5.12m)

This bedroom is spacious and welcoming and boasts a large window that fills the room with natural light and offers views to the outside.

Bedroom 2

9'7" x 10'8" max (2.91m x 3.25m max)

A further double bedroom with a large window overlooking the garden and views beyond. With ample space for a bed and additional furniture.

Bathroom

5'5" x 6'8" (1.66m x 2.04m)

The bathroom is bright and well-appointed with a white suite including a bathtub with overhead shower, pedestal basin, and low level WC. The walls are partially tiled and a frosted window allows natural light while maintaining privacy.

Rear Garden

The generously sized rear garden is fully enclosed and features a well-maintained lawn, providing an ideal outdoor space for families. Beyond the garden, open views create a peaceful rural backdrop, adding to the sense of tranquillity. A paved patio area provides ample space for outdoor seating and dining, making it the perfect spot for relaxing and enjoying the surrounding countryside.

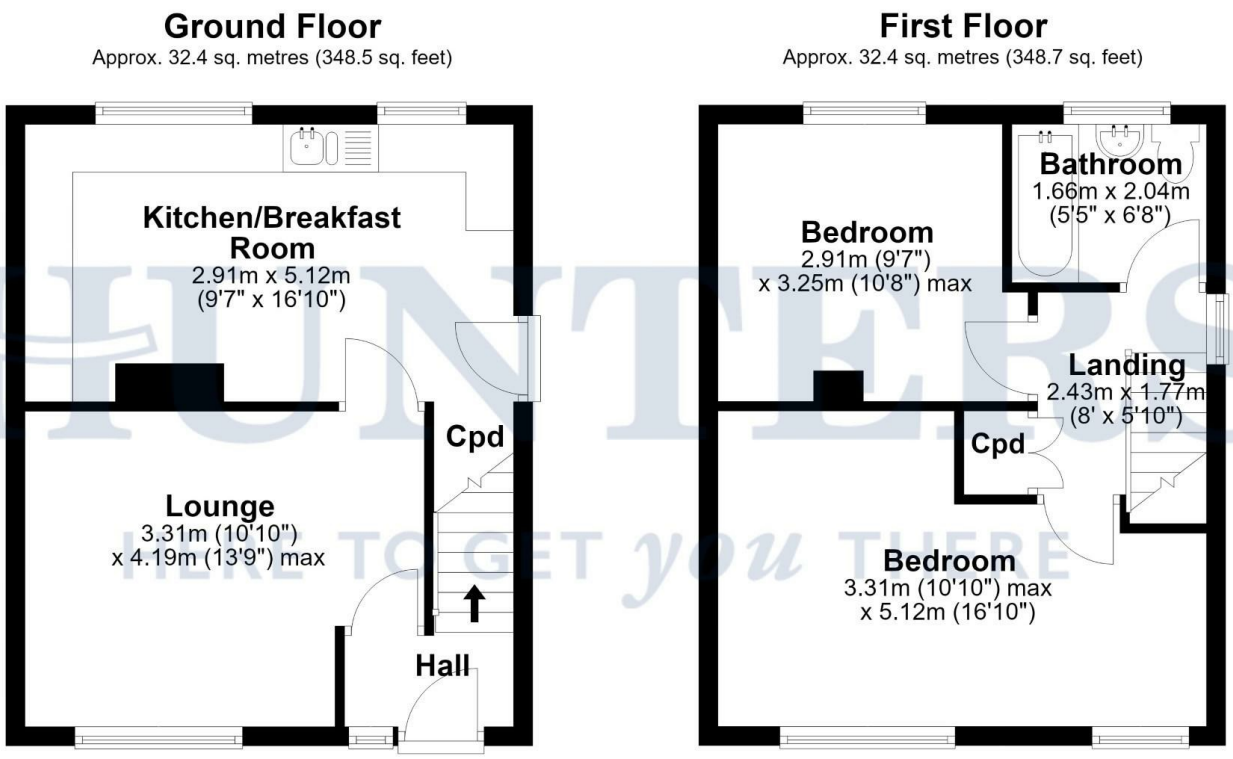
Driveway

To the front, the property benefits from a private paved driveway, providing convenient off-road parking, with additional on-street parking available directly outside the property.

Material Information - Littleborough

Tenure Type; FREEHOLD
Council Tax Banding; ROCHDALE COUNCIL BAND A

Floorplan



Total area: approx. 64.8 sq. metres (697.1 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.

HUNTERS

HUNTERS

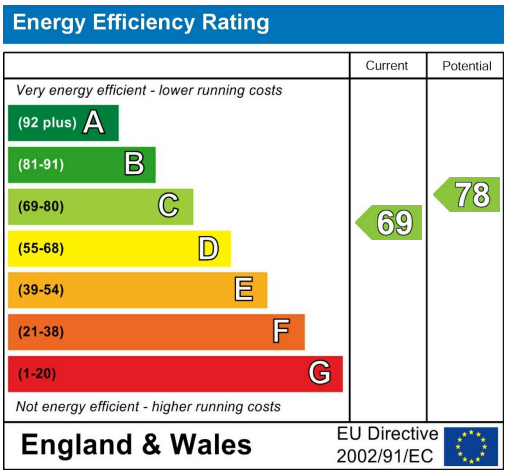
HUNTERS

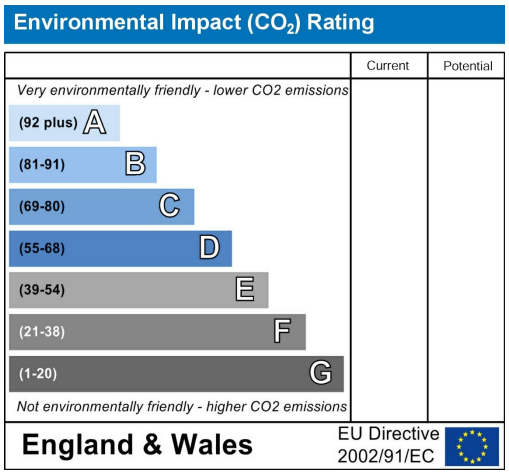
HUNTERS

HUNTERS

HUNTERS

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

HUNTERS®

HERE TO GET *you* THERE

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

The Property Ombudsman