



## Timbercliffe

Summit, Littleborough, OL15 9QL

£200,000



- STUNNING VIEWS
- SPACIOUS THREE BEDROOM FAMILY HOME
- OFF ROAD PRIVATE PARKING
- NO ONWARD CHAIN
- LEASEHOLD

- SOUGHT AFTER SEMI RURAL LOCATION
- GARDENS
- WELL MAINTAINED THROUGHOUT
- EPC RATING D
- COUNCIL TAX BAND B

# Timbercliffe

Summit, Littleborough, OL15 9QL

£200,000



Deceptively spacious family home, set in a semi-rural location with open aspects to both the front and rear, over looking neighbouring fields and far reaching views. Situated just outside Littleborough village centre, close to the railway station and with easy access to motorway links. Internally the accommodation briefly comprises of an entrance, lounge with fabulous views of the hillside above Littleborough, breakfast kitchen, three generous bedrooms and a lovely family bathroom. The property sits on a generous plot, comprising of terraced gardens to the front with a raised patio area and off road parking. To the rear of the property there is a useful storage shed and potential for yet more parking. A viewing is highly recommended and sold with NO ONWARD CHAIN.

### Entrance

An entrance hallway leading to lounge and the stairs to the first floor.

### Lounge

13'4" x 16'2" max (4.07 x 4.93 max)

Light and spacious room with central heating radiator and a feature fireplace with contemporary illuminated fire surround.

### Dining kitchen

9'0" x 15'5" (2.76 x 4.71)

Spacious kitchen with a range of wall and base units finished in high gloss, built in oven with gas hob. The dining kitchen offers space for a dining table and there is also a useful pantry/store to the side.

### Rear Lobby

A useful storage area currently used as a cloakroom with sufficient space to also house a large fridge freezer, A door leads out to the rear aspect.

### Landing

### Bedroom 1

13'9" x 11'3" (4.20 x 3.44)

Deceptively spacious master bedroom with central heating radiator and stunning uninterrupted views across the valley.

### Bedroom 2

8'7" max x 12'2" (2.63 max x 3.72)

Double bedroom with central heating radiator and once again this room has superb countryside views.

### Bedroom 3

11'4" max x 7'5" (3.46 max x 2.27)

A good sized third bedroom with a window to the front aspect.

### Attic room

12'4" x 12'6" (3.77 x 3.82)

Accessed via a ladder to the attic space with built in eaves storage and Velux windows.

### Family Bathroom

7'5" x 6'6" (2.28 x 2.00)

A three piece bathroom suite, comprising of a bath with over head shower, low level WC, wash hand basin and heated towel rail.

### External

Large terraced garden to the front with off road parking for two cars. An outside yard to the rear with potential for further parking and a handy storage shed. Only a short walk from the property offer a plot of land with a single wooden garage (please note, this is not on the title plan, however has been used throughout ownership).

### Material Information - Littleborough

Tenure Type; Leasehold

Leasehold Years remaining on lease; 937

Leasehold Ground Rent Amount: £65.00

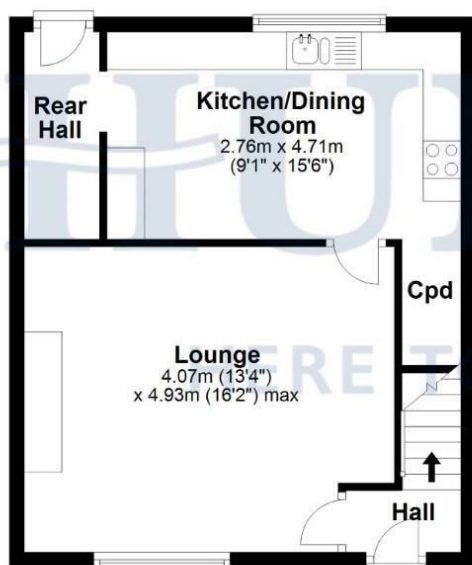
Council Tax Banding; B



# Floorplan

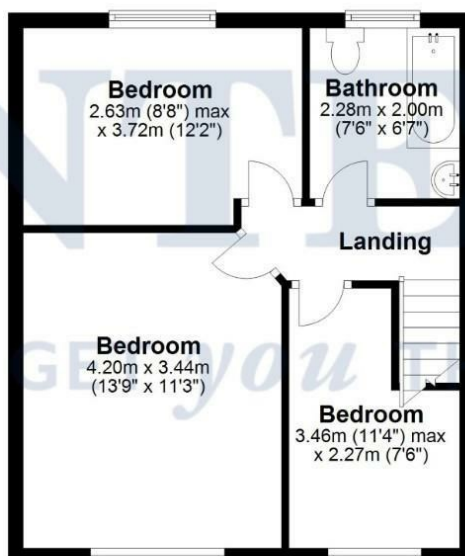
## Ground Floor

Approx. 40.3 sq. metres (433.9 sq. feet)



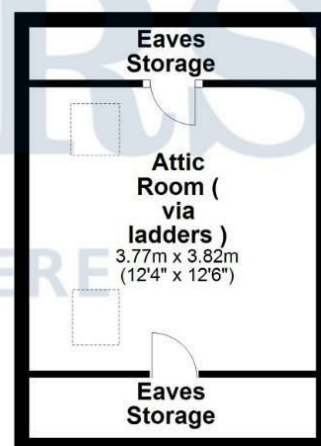
## First Floor

Approx. 40.4 sq. metres (434.6 sq. feet)



## Second Floor

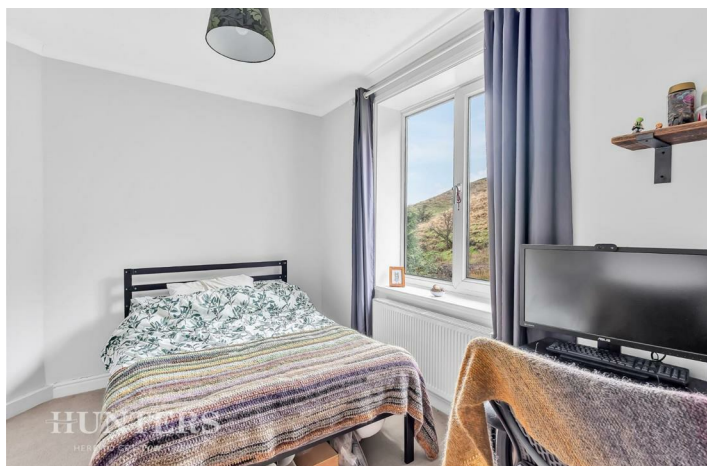
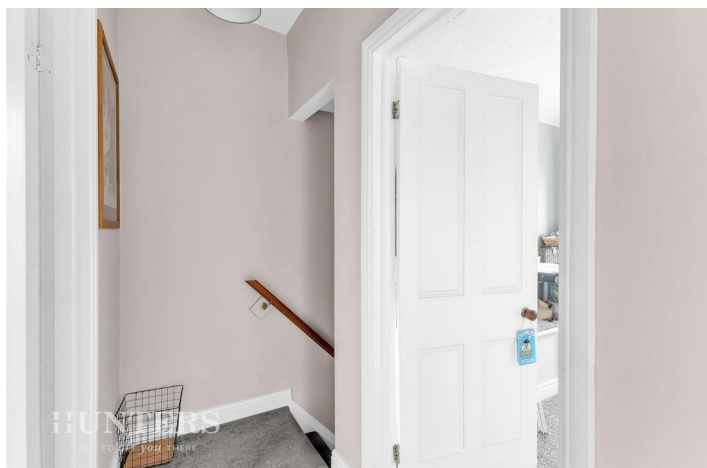
Approx. 20.9 sq. metres (224.5 sq. feet)



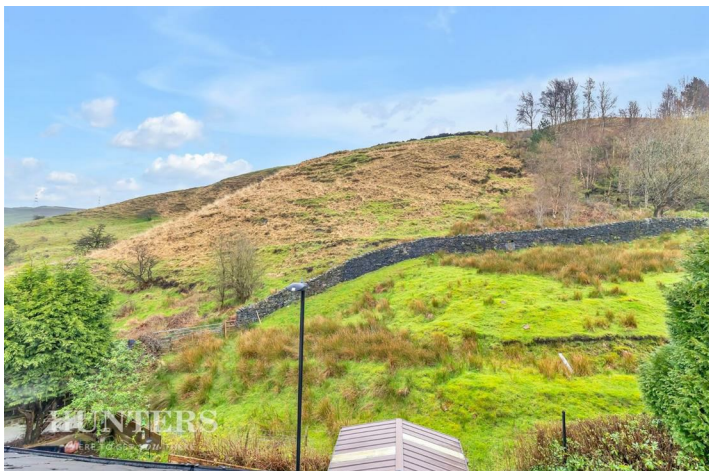
Total area: approx. 101.5 sq. metres (1093.0 sq. feet)

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.



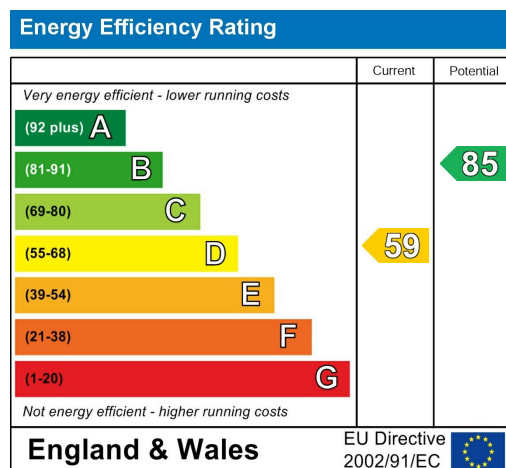








## Energy Efficiency Graph



## 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.

85 Church Street, Littleborough, OL15 8AB  
Tel: 01706 390 500 Email: [littleborough@hunters.com](mailto:littleborough@hunters.com)  
<https://www.hunters.com>

