

# HUNTERS<sup>®</sup>

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## Wellington Lodge

Littleborough, OL15 9BZ

£245,000



- TUCKED AWAY CENTRAL VILLAGE LOCATION
- BEAUTIFULLY PRESENTED THROUGHOUT
- TWO DOUBLES PLUS BOX ROOM/OFFICE
- EPC RATING TBC
- LEASEHOLD
- THREE BEDROOM STONE FRONTED
- LIVING ROOM & KITCHEN DINER
- FRONT GARDEN & PRIVATE REAR YARD
- COUNCIL TAX BAND B

Tel: 01706 390 500

# Wellington Lodge

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£245,000



Tucked away just off the road in a highly sought-after central village setting, this beautifully presented three-bedroom stone-fronted character property is brimming with charm and appeal. Located in the heart of Littleborough Village, the home offers the perfect balance of peaceful surroundings and everyday convenience, with local shops, cafés, schools and the mainline train station all within easy walking distance – providing excellent links between Leeds and Manchester. Surrounded by an abundance of stunning countryside, it's an ideal setting for those who enjoy both village life and the great outdoors.

Occupying a unique cul-de-sac position, the charming property enjoys a wonderful sense of privacy and community. The property benefits from its own private gardens to both the front and rear, while the row of terraces also share access to a beautifully maintained communal garden — a charming and sociable space for residents to enjoy.

Internally, the property boasts a warm and inviting living room, thoughtfully presented to create a comfortable yet stylish space. The kitchen diner offers a fantastic area for both everyday living and entertaining, combining practicality with character features that enhance the home's charm.

Upstairs, there are two generous double bedrooms along with a versatile third box room, ideal for use as a home office, nursery or dressing room. A well-appointed family bathroom completes the accommodation.

Externally, the property benefits from a private garden to the front and an enclosed yard to the rear, perfect for relaxing or outdoor dining. In addition, residents can enjoy the attractive and well-kept communal garden which enhances the friendly atmosphere of this charming terrace.

This is an ideal property for those seeking a characterful home in a prime village location, offering charm, convenience and a wonderful community feel.

### Lounge

14' x 14' max (4.26m x 4.27m)

A charming lounge welcomes you with its warm, neutral tones and a classic wood-burning stove set against a brick fireplace, offering a cosy focal point. Natural light floods in through the bay window, highlighting the elegant herringbone wood flooring and creating a comfortable space to relax.

### Kitchen/Dining Room

10'9" x 17' (3.29m x 5.18m)

The dining kitchen is a bright and spacious area featuring a stylish blend of modern and rustic elements. Fitted with a range of wall and base units and wood-effect worktops creating a smart contrast against the exposed brick wall, which houses a traditional range cooker. The room benefits from ample natural light through the rear porch door and windows, with a space for a dining table, making it ideal for family meals and entertaining.

### Landing

9'9" x 6'1" (2.97m x 1.86m)

Leading upstairs, the landing offers a bright space, connecting the bedrooms and bathroom.

### Bedroom

13'10" x 10'7" (4.21m x 3.22m)

The main bedroom is a serene retreat, located to the rear of the property. A window allows natural light to fill the room and offering space for ample bedroom furniture.

### Bedroom 2

10'11" x 11'10" max (3.33m x 3.60m)

Bedroom two offers ample space for a double bed and additional furniture. With a decorative fireplace and natural light floods the room with a large window to the front of the property.

### Bedroom 3

6'8" x 4'10" (2.03m x 1.49m)

The smallest bedroom is a cosy space suitable as a child's bedroom or home office.

### Bathroom

8' max x 6'1" (2.44m x 1.86m)

The bathroom is a well-proportioned room featuring a white suite with a bath and overhead shower, a pedestal basin, and a low level WC. Partly tiled and a frosted window allows natural light.

### Rear Garden

The rear garden is a private outdoor space with a paved patio area and planting beds, perfect for seating or dining outside.

### Front Exterior

A low stone wall and gate open onto a small garden area with plants with a raised planting bed, adding to the welcoming street presence.

### Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 829

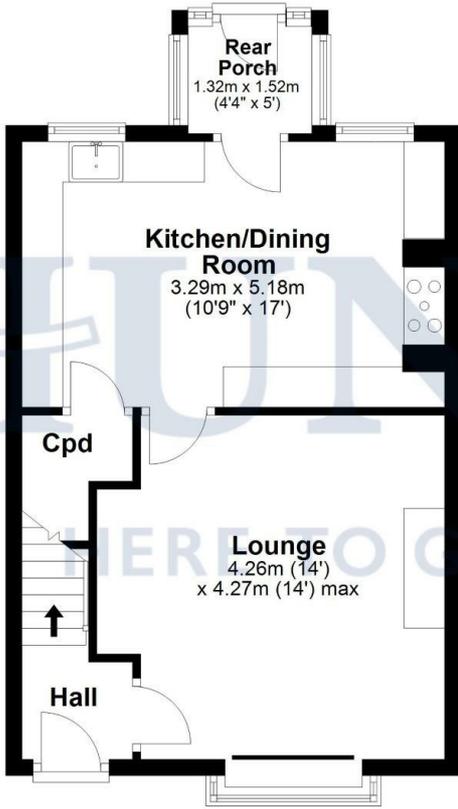
Leasehold Ground Rent Amount: £3.00

Council Tax Banding; ROCHDALE COUNCIL  
BAND B

# Floorplan

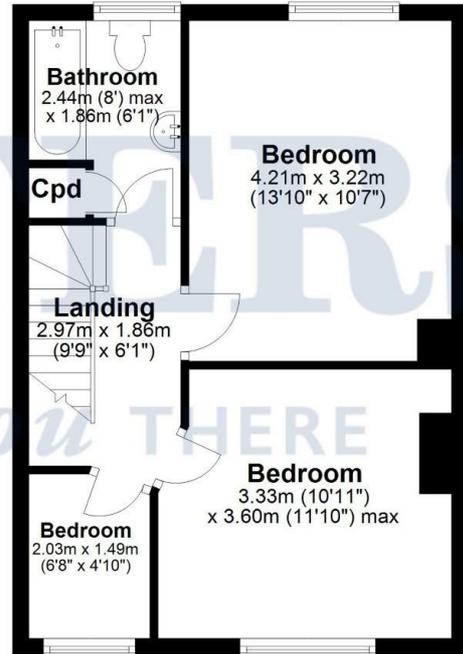
## Ground Floor

Approx. 42.1 sq. metres (452.7 sq. feet)



## First Floor

Approx. 39.6 sq. metres (426.3 sq. feet)

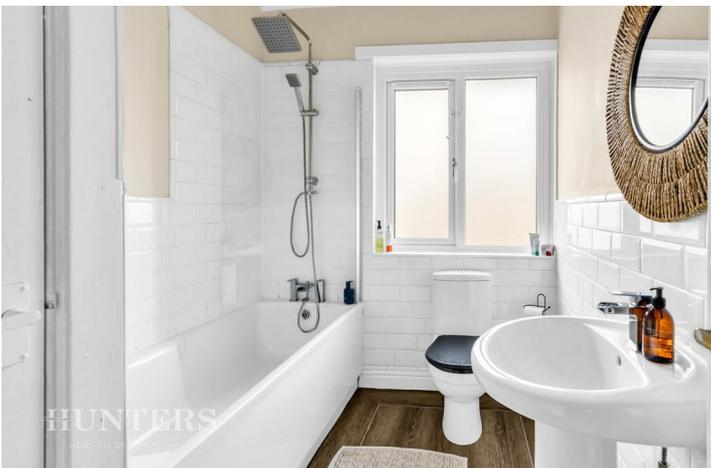


Total area: approx. 81.7 sq. metres (879.0 sq. feet)

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.

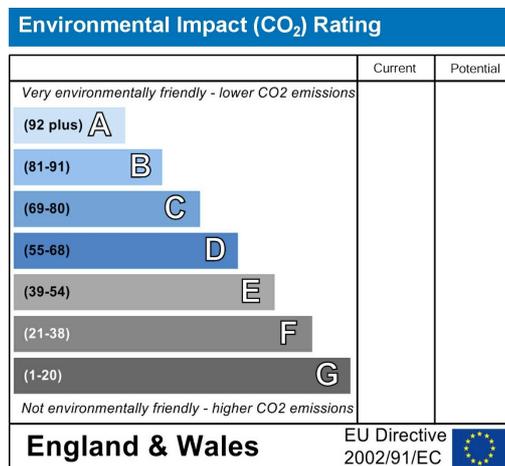
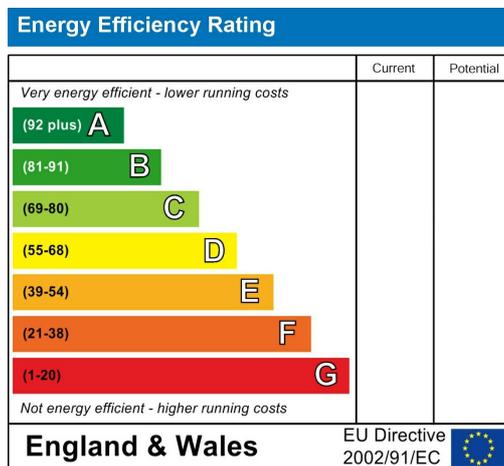
Created by EveryCloud Photography on behalf of Hunters Littleborough  
Plan produced using PlanUp.







## 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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