

# HUNTERS®

HERE TO GET *you* THERE



## Ferrand Lodge

Todmorden Road, Littleborough, OL15 9EG

£279,950



- UNEXPECTEDLY BACK ON THE MARKET
- POPULAR, QUIET CUL DE SAC
- LARGE CONSERVATORY
- ATTRACTIVE, PRIVATE REAR GARDEN
- COUNCIL TAX BAND B
- THREE BEDROOMED SEMI DETACHED
- CLOSE TO LITTLEBOROUGH VILLAGE AND RAILWAY STATION
- MODERN KITCHEN AND BATHROOM
- LEASEHOLD
- EPC RATING D

Tel: 01706 390 500

# Ferrand Lodge

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**\*UNEXPECTEDLY BACK ON THE MARKET\*** Hunters Estate Agents are delighted to present this beautifully maintained three-bedroom semi-detached home, tucked away on a peaceful cul-de-sac of just twelve properties. Ideally positioned within easy reach of Littleborough village, the property benefits from close proximity to local schools, shops, and the mainline train station, offering direct links to both Manchester and Leeds city centres.

The property is ready to move into with minimal additional outlay, featuring a modern fitted kitchen, a stylish four-piece bathroom, and bespoke fitted bedroom furniture. A spacious conservatory provides an excellent extension to the living space, opening directly onto the attractive rear garden. Designed for low maintenance, the garden enjoys a private outlook and makes an ideal space for relaxation or entertaining.

Viewings are highly recommended to appreciate this beautiful family home.



### Entrance Hall

A welcoming entrance hall with LVT flooring, a useful space to hang coats and store shoes, with stair access to the first floor.

### Lounge

12'2" x 11'5" (3.72 x 3.48)

A bright and airy front-facing lounge featuring stylish LVT flooring and a contemporary feature wall, creating a modern and inviting space. With sliding doors leading to the kitchen to create an open plan feel.

### Breakfast Kitchen

14'9" x 11'7" (4.50 x 3.54)

A modern and thoughtfully designed kitchen featuring a range of sleek wall and base units, a sink with drainer, and a central island with integrated hob. The kitchen is equipped with a variety of integrated appliances including two NEFF ovens, a dishwasher, washing machine and dryer, with space provided for an American-style fridge freezer.

### Conservatory

13'1" x 11'3" (4.01 x 3.45)

A spacious conservatory with insulated roof, offering year-round comfort and lovely views over the rear garden. Double doors provide direct access to the outdoor space, making it perfect for relaxing or entertaining.

### Landing

8'4" x 7'3" (2.56 x 2.22)

With access to all first floor bedrooms and loft access which is boarded and where the house combi boiler can be located.

### Bedroom 1

13'5" x 7'1" (4.11 x 2.18)

A generous double bedroom located to the rear of the property with a built in wardrobe.

### Bedroom 2

10'3" x 7'1" (3.13 x 2.18)

A further double bedroom located to the front of the property with a built in wardrobe.

### Bedroom 3

7'3" x 6'2" (2.22 x 1.90)

### Bathroom

8'10" x 6'3" (2.70 x 1.93)

A modern and stylish fully tiled bathroom suite, featuring a sleek bath with overhead shower, low-level WC, contemporary vanity wash hand basin, and a heated towel rail for added comfort.

### Gardens & Parking

To the front of the property, there is driveway parking for two vehicles along with a well-maintained garden. The rear garden features an attractive Indian stone paved seating area, a raised artificial lawn, and a wooden shed, providing both style and practicality.

### Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 960

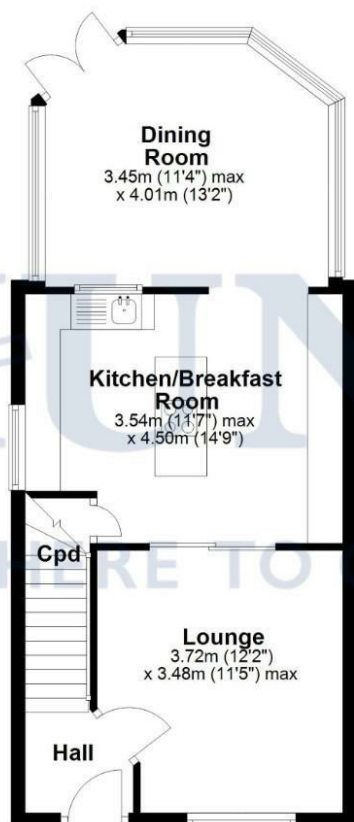
Leasehold Ground Rent Amount: £150.00

Council Tax Banding; ROCHDALE COUNCIL  
BAND B

# Floorplan

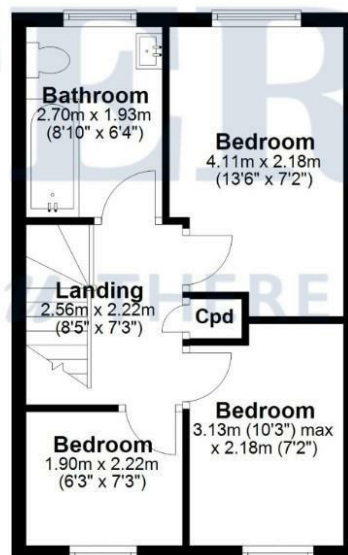
## Ground Floor

Approx. 46.4 sq. metres (499.7 sq. feet)



## First Floor

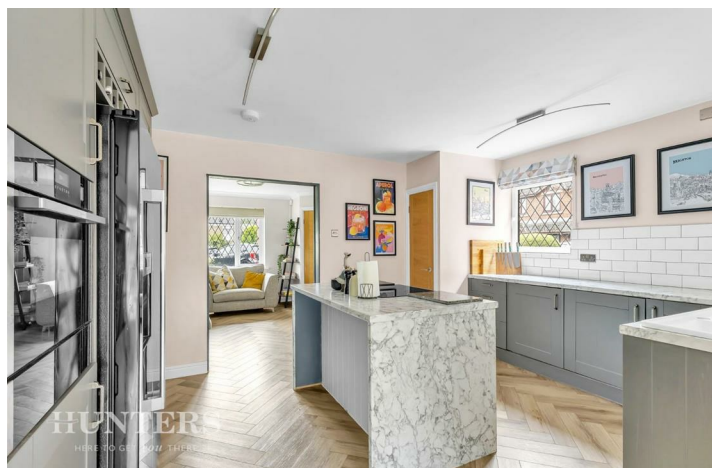
Approx. 31.9 sq. metres (343.4 sq. feet)



Total area: approx. 78.3 sq. metres (843.0 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.



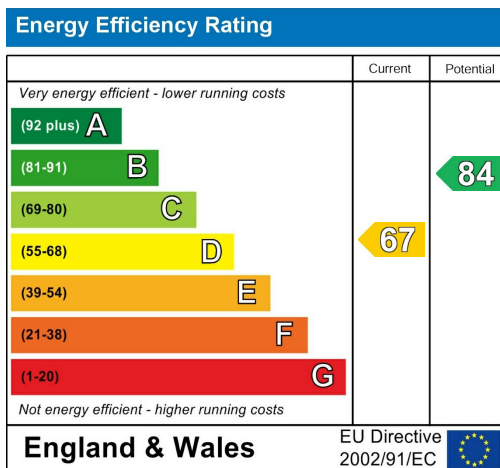








## Energy Efficiency Graph



## 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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