



## Clegg Hall Road, Littleborough

- Stunning Grade II Listed Mill Conversion
- High End Quality Accommodation Approx 1900 Sq Ft
- Terrace Balcony With Panoramic Views
- Double Bedrooms
- LEASEHOLD
- Idyllic Setting With Stunning Views
- Gated Parking Plus Residents Garden Area
- Luxury Fitted Kitchen With Neff Appliances
- COUNCIL TAX BAND D
- EPC EXEMPT

**Offers In The Region Of £325,000**



# Clegg Hall Road, Littleborough

## DESCRIPTION

A rare opportunity has come to the market to purchase this stunning grade II listed Three Double bedroom home which forms part of this exclusive MILL CONVERSION. Set in an idyllic semi-rural location with pennine and canal side views and walks on your door step, yet is only half a mile away from the nearest rail links to Manchester and Leeds and is just over a mile away from the M62 Motorway. Converted to an extremely high standard with LUXURY and QUALITY fitted kitchen and bathrooms along with solid wood flooring with underfloor heating. The accommodation is DECEPTIVELY SPACIOUS and is set out over three floors (1900 square feet). Internally the property briefly comprises of a welcoming entrance hallway, two DOUBLE BEDROOMS, master bedroom with en-suite, luxury four piece family bathroom, utility and storage cupboard. To the first floor there is open plan living with modern fitted kitchen including a range of integral neff appliances, corian worktops, solid wood flooring leading to a dining area and spacious lounge. To the second floor there is the third double bedroom or as most residence use it for additional living space as its light bright spacious and also offers separate wash hand basin and separate w.c. Sliding doors open out onto the patio/terrace balcony with PANORAMIC VIEWS overlooking the neighbouring countryside, a fantastic space to be able to sit out and relax. Externally there are two ALLOCATED PARKING spaces within the secure private grounds with a security gate entry. The beautiful well maintained gardens are there to be enjoyed by the small number of residents. A viewing is highly recommended to fully appreciate this enviable location and the quality and space on offer.

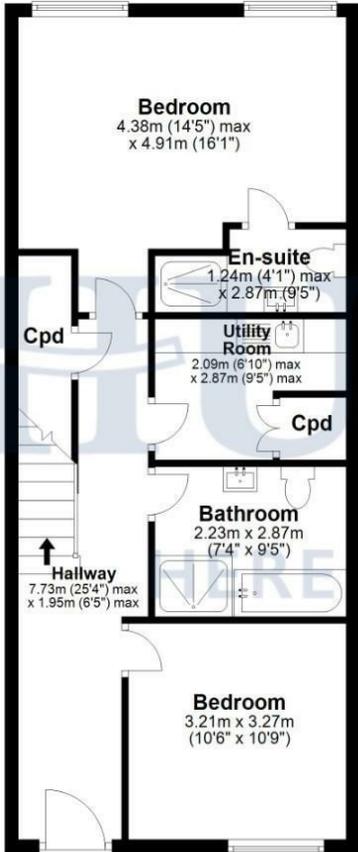




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### Ground Floor

Approx. 60.0 sq. metres (646.1 sq. feet)



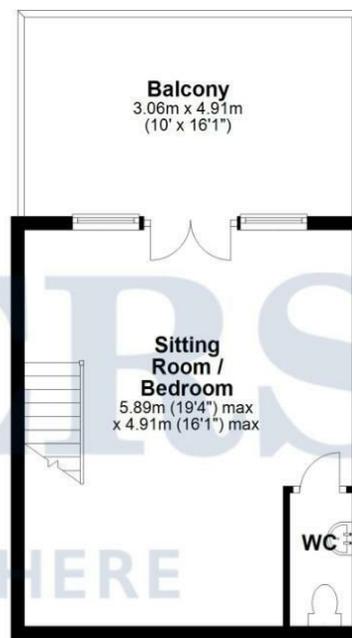
### First Floor

Approx. 60.0 sq. metres (646.1 sq. feet)



### Second Floor

Approx. 28.9 sq. metres (311.3 sq. feet)



Total area: approx. 149.0 sq. metres (1603.6 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  
Plan produced using PlanUp.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.

## 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.

85 Church Street, Littleborough, OL15 8AB

Tel: 01706 390 500 Email:

littleborough@hunters.com <https://www.hunters.com>

