



15 Hollingworth Road, Littleborough

- VICTORIAN MID TERRACE PROPERTY
- TWO RECEPTION ROOMS
- HIGH QUALITY AND CHARACTER FEATURES THROUGHOUT
- COUNTRYSIDE VIEWS TO THE REAR
- FREEHOLD
- TWO DOUBLE BEDROOMS
- WALKING DISTANCE TO LITTLEBOROUGH VILLAGE AND HOLLINGWORTH LAKE
- GARDEN TO REAR
- LOFT WITH POTENTIAL TO CONVERT (with correct permissions)
- COUNCIL TAX BAND B

Offers In Excess Of £200,000

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15 Hollingworth Road, Littleborough

A wonderful opportunity has come to the market to purchase this beautiful Victorian terrace property, located in a highly desirable area, within walking distance of Hollingworth Lake and Littleborough village and its local amenities including shops, schools and train station providing direct access to both Manchester and Leeds city centres. Oozing character and many features that you wish to see in this style of property, from the welcoming entrance hall, feature fireplaces, decorative cornice, ceiling rose and large windows. Internally the accommodation briefly comprises of an entrance hall, lounge, second sitting room/dining room, kitchen and access to the cellar. The first floor boasts two double bedrooms and the impressive family bathroom. The landing also offers access to the loft space, which with the correct permissions would make a fantastic third bedroom. Externally this property boasts a private, low maintenance garden to the rear with a raised decked seating area enjoying countryside views, ideal for those wanting to sit and relax. Viewings are highly recommended to appreciate this fantastic property coming to the market.

Entrance hallway

Accessed via a traditional wooden door to the welcoming entrance hall with access to the lounge, dining room and stairs to the first floor.

Lounge

13'2" x 13'10"

Located to the front of the property with a large window flooding the room with plenty of light, feature fireplace, wonderful high ceilings and archway leading to the dining room.

Dining room

12'4" x 14'10"

A second reception room with solid parquet flooring, feature fireplace, built in bespoke storage and bi-folding doors leading to the rear garden. The house combi boiler can also be located in the dining room and stairs leading to the cellar.

Kitchen

9'4" x 7'4"

A real feature of the property, flooded with natural light from the rear and Velux windows, fitted with a range of wall and base units, gas hob, double oven and space for a large fridge freezer.

Landing

14'3" x 4'11"

With access to all first floor bedrooms and hatch to the loft space.

Bedroom one

11'3" x 12'2"

A spacious double bedroom located to the rear of the property with built in storage and open countryside views.

Bedroom two

14'3" x 12'2"

A further double bedroom located to the front of the property with built in bespoke wardrobes and a double Murphy bed.

Bathroom

11'3" x 6'4"

A truly stunning and unique bathroom, comprising a larger than average jacuzzi bath, low level WC, bespoke vanity sink and fitted mirror with feature lighting.

Garden

To the front offers a paved patio with a mature border and wooden bin store. Leading to the rear offers a beautiful, low maintenance garden with a paved seating area, artificial lawn and a raised decked seating area with built in storage, ideal for those wanting to sit and enjoy the surrounding countryside.

Material Information - Littleborough

Tenure Type; FREEHOLD

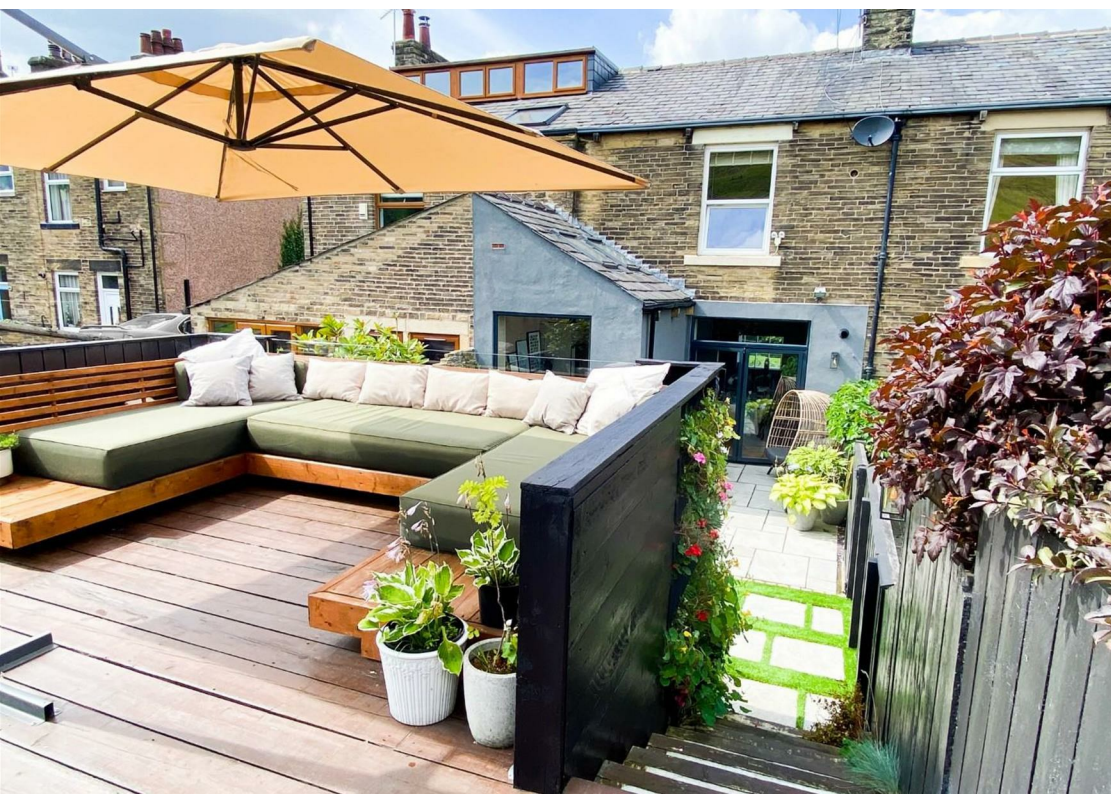
Leasehold Years remaining on lease; N/A

Leasehold Annual Service Charge Amount £ N/A

Leasehold Ground Rent Amount, Uplift %, Rent Review Period; N/A

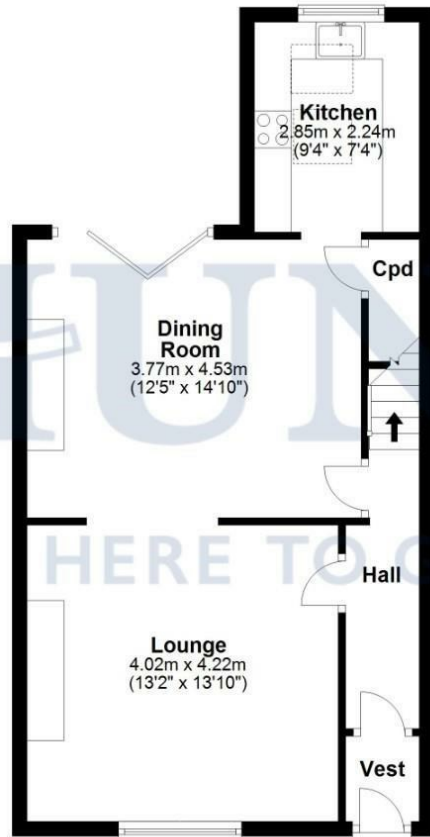
Council Tax Banding; ROCHDALE COUNCIL BAND B





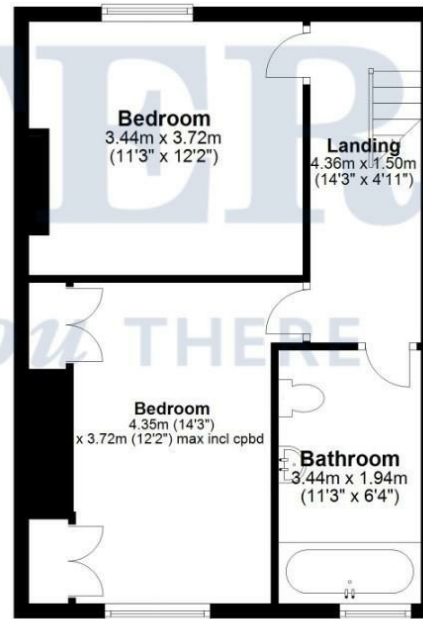
Ground Floor

Approx. 48.6 sq. metres (522.9 sq. feet)



First Floor

Approx. 42.0 sq. metres (451.9 sq. feet)



Total area: approx. 90.6 sq. metres (974.8 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.

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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) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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.

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