



R E S I D E

22 New Road | Littleborough | OL15 8LX

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Littleborough

OIEO £325,000

A Stunning Three-Bedroom Character Cottage On The Doorstep Of Littleborough Village

An uncompromising home that delivers on its promises of space and versatility, this traditional stone-built cottage really does have it all - a warm and welcoming family home with a contemporary design and verdant views from its picture window within the principle suite.

Turning right at the end of the landing and heading up the stairs, indulgent relaxation awaits in the principle suite. A vaulted ceiling with the original beams on show adds character and size to this already impressive bedroom. The picture window beautifully frames the countryside views of the hilltops in the distance. This bedroom also enjoys the pleasure of an enormous en-suite shower room with walk-in shower, wash basin with vanity unit storage and WC. This room also enjoys its own dressing room.

From the front door, enter into the wow-factor open-plan living area, where an engineered oak floor extends beneath. At the front, the main entertaining space of a cosy lounge and dining area is within easy reach of the breakfast kitchen. Ahead, a central island takes centre stage in the open-plan bespoke kitchen, where an array of cupboards and drawers hold an abundance of storage, topped by hardy granite work surfaces.

Set back from the road, the well maintained garden at the front gives the property a fantastic curb appeal and sets the tone for what lies within. At the rear, the garden is accessed via a stable door from the kitchen. Here, sit and enjoy a glass of prosecco as the sun hits the garden on the latter part of the day!

Within the kitchen, top quality appliances include a fridge / freezer, induction hob with extractor hood, electric double oven, dishwasher, washing machine, tumble dryer and inset sink unit.

Perfectly placed for Littleborough village, the character cottage combines convenience and centrality with peace and tranquility. Located only a short walk from the local train station and Hollingworth Lake, the property is also only a short drive from Junction 21 of the M62.

From here, the stairs lead to the first floor. You are greeted by two spacious double bedrooms and a four-piece bathroom. The large family bathroom offers a spa-like sanctuary, tiled floor to ceiling and furnished with a deep freestanding tub with wall mounted tap and separate shower.

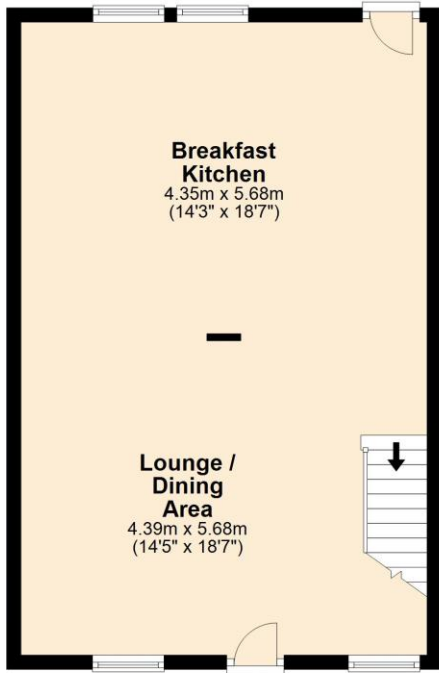




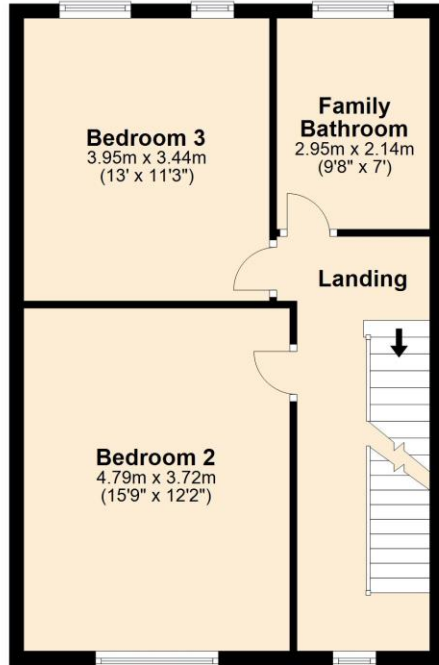
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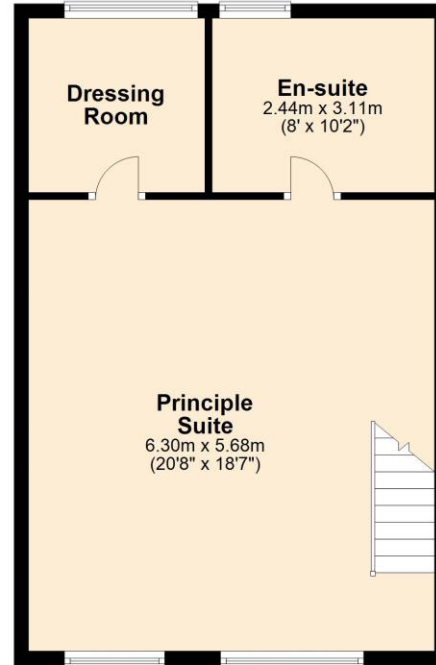
Ground Floor



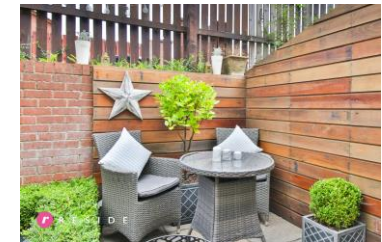
First Floor



Second Floor



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Plan produced using PlanLi



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