

# HUNTERS<sup>®</sup>

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## Calderbrook Terrace

Littleborough, OL15 9PP

Asking Price £220,000





# 8 Calderbrook Terrace

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## Entrance Hall

Welcoming entrance hall that leads through to the downstairs accommodation.

## Lounge

14'10" x 13'11" (4.54 x 4.25)

Light and bright room with high ceilings and feature coving along with picture rails and a wonderful large bay window to the front aspect.

## Kitchen

13'11" x 13'3" (4.26 x 4.05)

With underfloor heating and a range of base and wall units. integrated fridge freezer with further space for other appliances. New window and external door to the rear.

## First Floor Landing

With access to the first floor rooms and the staircase to the second floor.

## Bedroom 1

14'9" x 14'0" (4.50 x 4.27)

Double bedroom with a lovely aspect to the front.

## Bedroom 2

11'6" x 10'11" (3.53 x 3.35)

Second double bedroom which is currently being used as a home office and looks out to the rear aspect.

## Bathroom

10'0" x 7'4" (3.07 x 2.24)

A newly installed quality bathroom which briefly comprises of a low-level WC, wash hand basin with storage beneath, freestanding roll top bath with a shower over. Two windows look out to the front

aspect with tiled walls and floor along with a heated towel rail and a useful storage cupboard.

## Second Floor Landing

9'4" x 6'11" (2.86 x 2.12)

With access to the two further bedrooms and another bathroom.

## Bedroom 3

14'9" x 12'2" (4.50 x 3.73)

Located on the top floor, this double bedroom has a window to the front aspect with useful storage and a feature cast iron fireplace.

## Bedroom 4

13'3" x 12'9" (4.06 x 3.91)

Another double bedroom, located to the rear of the property with a Velux roof window.

## Second Bathroom

7'4" x 6'6" (2.24 x 1.99)

A feature roll top bath with a low-level WC, pedestal wash hand basin and a roof window to the front aspect.

## Gardens

Raised up from the road side, there are private lawn gardens to the front enjoying the lovely outlook. To the rear is an enclosed yard with an outhouse.

## Material Information - Littleborough

Tenure Type; FLYING FREEHOLD

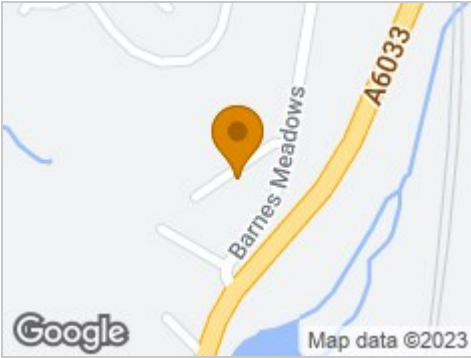
Council Tax Banding; ROCHDALE COUNCIL BAND C.

A fabulous family home which is deceptively spacious, boasting four double bedrooms and two bathrooms with a wealth of character and charm throughout. The added benefit of this property is the lovely enclosed gardens to the front, which are raised off the road side. The current owner has renovated the property of which some of the works include: a new roof, rewire, new windows, and two new bathrooms. Located conveniently close to all the local amenities the village has to offer, within walking distance of a primary school and bus routes into the centre of Littleborough where the mainline train station for Leeds and Manchester can be found. Internally the property briefly comprises of a welcoming entrance hall, lounge with a feature fireplace, kitchen with underfloor heating, two double bedrooms and new bathroom to the first floor with two further double bedrooms and another newly installed bathroom to the second floor. Call now to arrange a viewing to fully appreciate what this home has to offer, this property is also being sold with no onward chain.





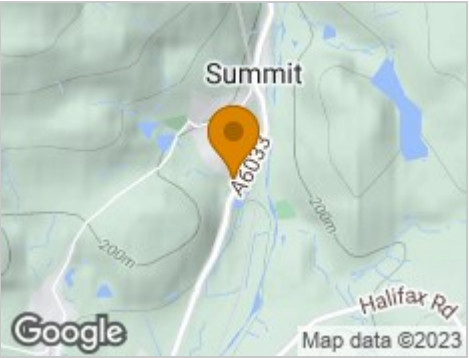
Road Map



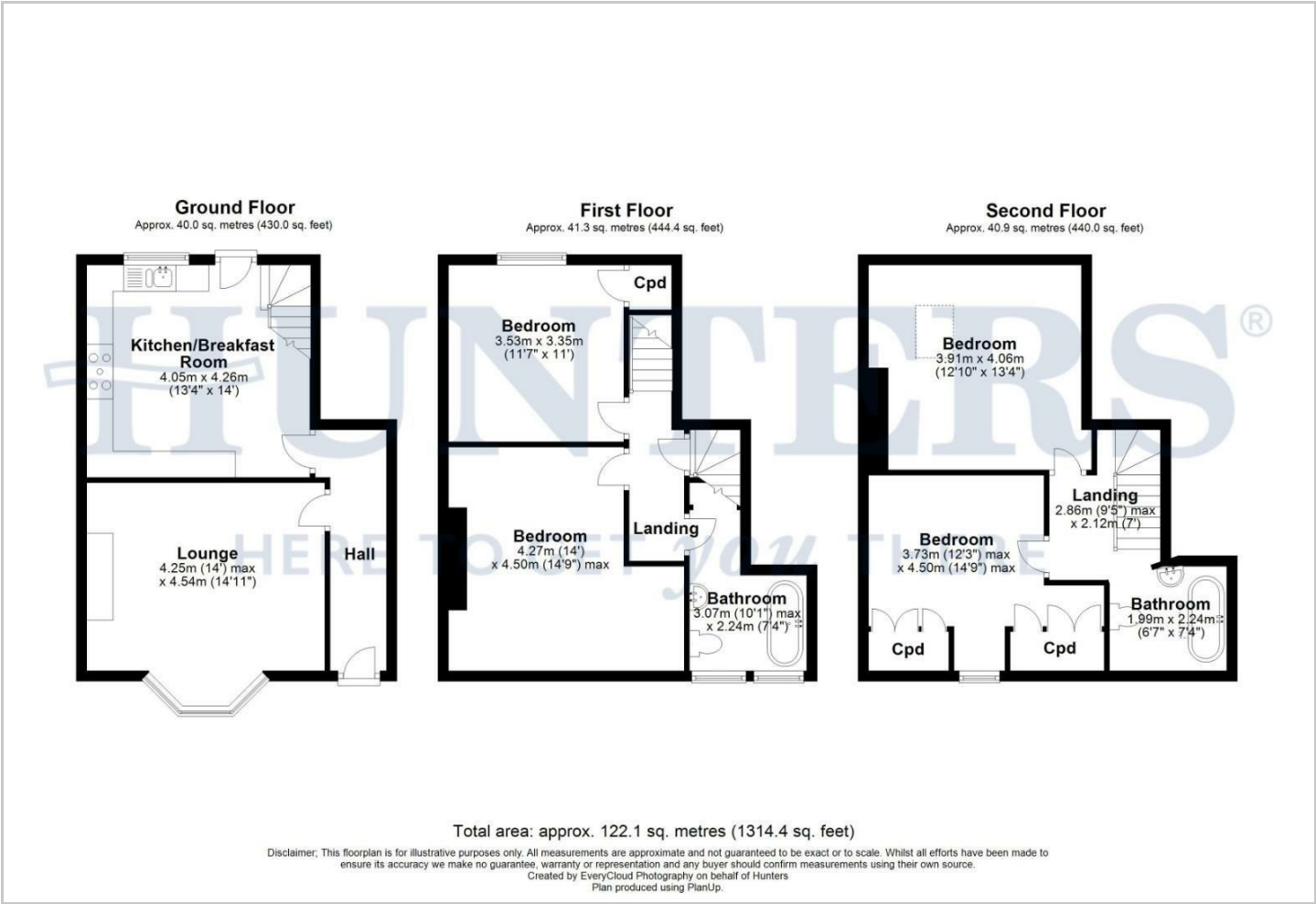
Hybrid Map



Terrain Map



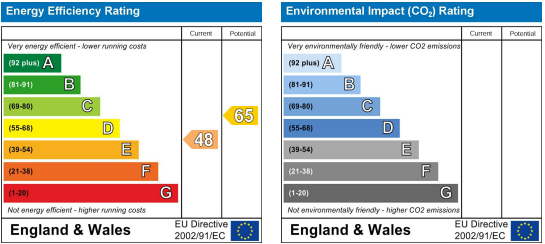
Floor Plan



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.

Energy Efficiency Graph



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.