

HUNTERS®

HERE TO GET *you* THERE



Whitelees Road

Littleborough, OL15 8DU

£425,000



- STONE BUILT BARN CONVERSION
- THREE RECEPTION ROOMS
- TWO BATHROOMS
- SHORT DISTANCE FROM LITTLEBOROUGH CENTRE
- FREEHOLD, EPC RATING D
- PLANNING PERMISSION GRANTED FOR FOURTH BEDROOM/ SELF CONTAINED ACCOMODATION
- THREE BEDROOMS
- FABULOUS UNIQUE PROPERTY
- GENEROUS GARDEN, GARAGE AND DRIVEWAY
- COUNCIL TAX BAND E

Tel: 01706 390 500

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PLANNING PERMISSION HAS BEEN GRANTED FOR FOURTH BEDROOM/ SELF CONTAINED ACCOMMODATION. Are you looking for a charming character property, yet needing to be close to amenities and accessible then this imposing, stone built barn conversion, might just be the one! Occupying a secluded, "hideaway" location, yet still located within just a few hundred yards of Littleborough village centre, with its array of independent shops, local schools, and the main line railway station for Leeds and Manchester. Set back from the road and approached via wrought iron gates onto a private driveway, sits this substantial semi detached house which offers extensive accommodation over two floors. The character and charm from the exposed stone walls, beams and fire places along with its quirky features, makes this a must view property. The internal accommodation briefly comprises of an entrance porch, dining room, modern fitted breakfast kitchen with a bespoke stair case, two double bedrooms to the ground floor, with the master benefiting from an en-suite bathroom. The fabulous extensive lounge is located on the first floor which is flooded with plenty of natural light, a real WOW factor statement of a room, perfect for entertaining. Further accommodation on this level comprises a games/sun room with a great outlook, another double bedroom and the family four piece bathroom suite. Externally the home stands in a well established garden with a driveway which is accessed by electric gates and provides plenty of off road parking for several cars along with an EV charging point. The double garage offers great additional storage or potential to convert as planning permission has been granted to convert the garage into a self contained annex or fourth double bedroom. An internal viewing is a must, to fully appreciate the space that is on offer and how fabulous the location really is. Call now to arrange a viewing which is by appointment only.

Entrance

Welcomed in via the statement glazed, wooden double doors into the useful porch with tiled flooring and a single radiator, a perfect place to be able to hang coats and store shoes before entering the property

Dining room

14'11" x 9'7" (4.55 x 2.93)

Plenty of space for a family dining table with wonderful solid wood parquet flooring, and a contemporary wall mounted radiator.

Breakfast kitchen

18'6" x 17'11" (5.66 x 5.47)

Open plan from the dining room with a step up into the kitchen, you are immediately drawn to the exposed stone arched window which floods the room with an abundance of light. The bespoke stair case leads to the first floor, and the tiled flooring with under-floor heating continues through and round the entire kitchen which offers a range of base and wall units, with two quality built-in Smeg ovens along with a built in five-ring gas hob with extractor fan over. Integral appliances include a microwave, dishwasher and a washing machine. The breakfast bar area provides a great place for quick dining and can seat up to 3-4 people.

Bedroom one

13'8" x 15'7" (4.17 x 4.75)

Double bedroom with a side facing double glazed window with a feature decorative stained glass section. Laminate flooring along with a useful storage cupboard and a door into the en-suite.

En-suite bathroom

5'8" x 10'1" (1.73 x 3.09)

A fitted bathroom comprising of a low level WC, jacuzzi bath and wash hand basin.

Bedroom two

11'1" x 15'7" (3.39 x 4.75)

Second double bedroom with a front facing double glazed window with solid wood parquet flooring.

First floor landing

5'11" x 8'6" (1.82 x 2.60)

Mezzanine landing which features the continued arched window from the kitchen, access to the loft space which is boarded making it ideal for more storage.

Lounge

20'11" x 25'6" (6.39 x 7.78)

Such a fabulous room that really has a wow statement to it, with high beamed ceilings and a fantastic fire place with a stone surround and solid

wood flooring. Again with plenty of windows to let in natural light.

Games room/ Sun room

17'3" x 12'2" (5.28 x 3.71)

UPVC double glazed room with carpeted flooring and a wonderful outlook to all sides.

Bedroom three

12'11" x 9'1" (3.95 x 2.78)

Double bedroom with a window to the front aspect, with laminate wood flooring.

Bathroom

4'4" x 14'4" (1.34 x 4.39)

Four piece bathroom suite with bath, separate shower, WC and wash basin, tiled flooring, tiled walls and a wall mounted heated towel rail. With windows to the rear aspect.

External

The property occupies a large plot, and enjoys a superbly maintained lawned front garden, accessed via wrought iron gates, and screened from Whitelees Road by a variety of mature trees and shrubs. There are mature trees within the grounds and all trees have tree preservation orders. The driveway provides plenty of parking for several cars and an EV charging point.

Garage

Large garage with an electric garage door. The garage has had planning submitted to turn into living accommodation so offers great future potential.

Planning permission granted

The double garage offers great additional storage or potential to convert as planning permission has been granted to convert the garage into a self contained annex or fourth double bedroom.

Material Information - Littleborough

Tenure Type; FREEHOLD

Council Tax Banding; COUNCIL TAX BAND E.

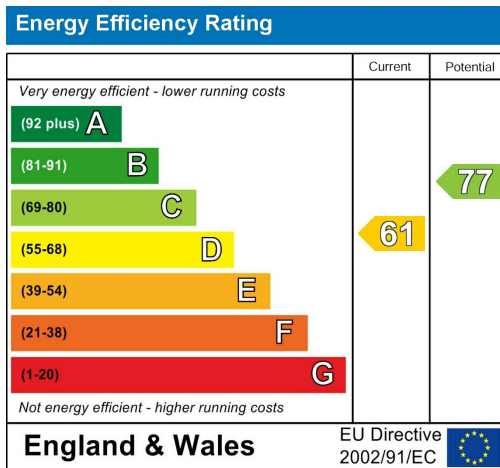
Floorplan







Energy Efficiency Graph



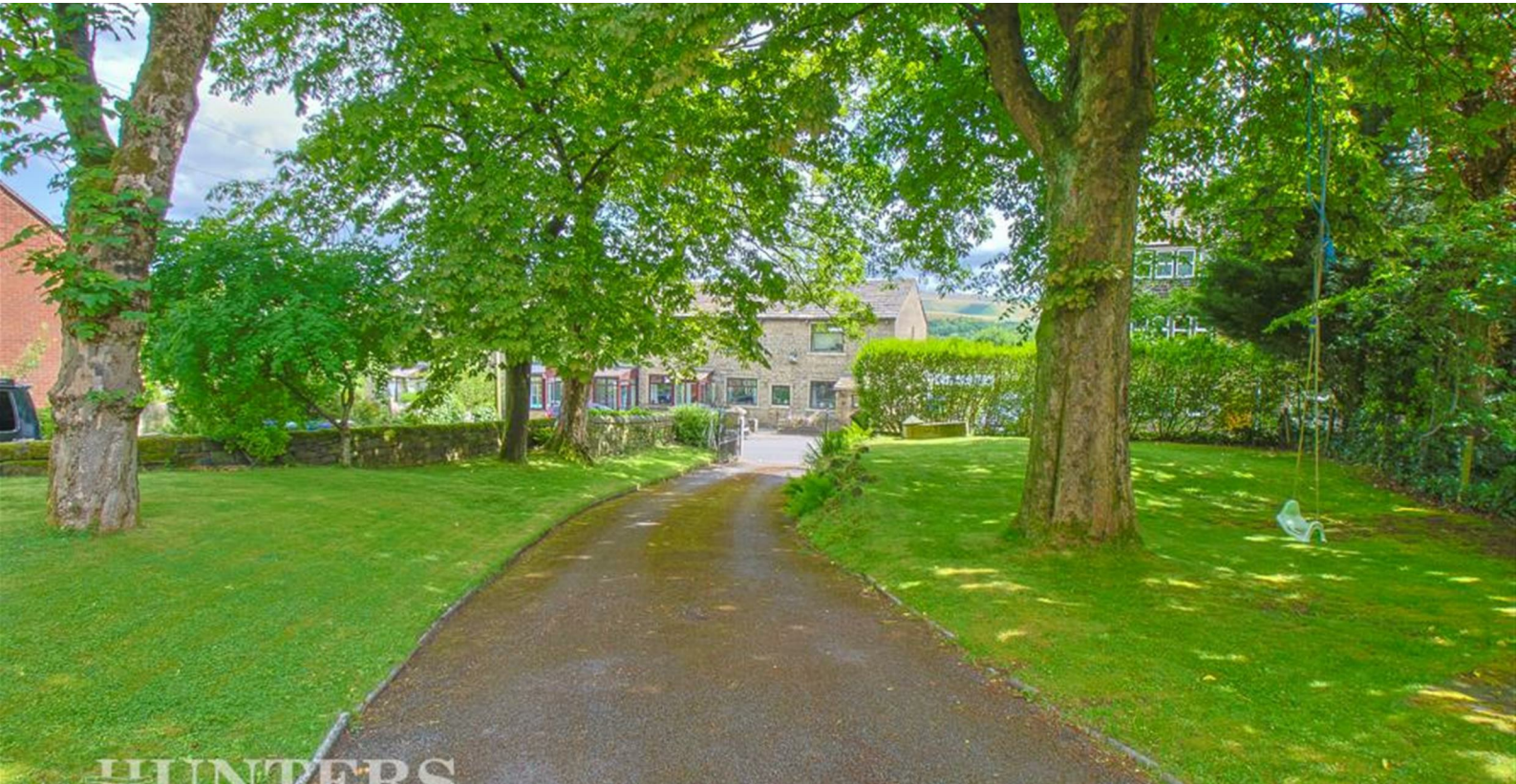
Viewing

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.

85 Church Street, Littleborough, OL15 8AB
Tel: 01706 390 500 Email:
littleborough@hunters.com <https://www.hunters>

