

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Hare Hill Road

Littleborough, OL15 9AD

£350,000



- CHARMING LARGE VICTORIAN END VILLA
- TWO RECEPTION ROOMS
- NEW FAMILY BATHROOM
- GARDENS TO FRONT AND REAR
- EPC RATING E, COUNCIL TAX BAND C

- THREE/FOUR BEDROOMS
- KITCHEN AND CONSERVATORY
- TWO CELLAR ROOMS
- NEWLY INSTALLED WINDOWS
- FREEHOLD

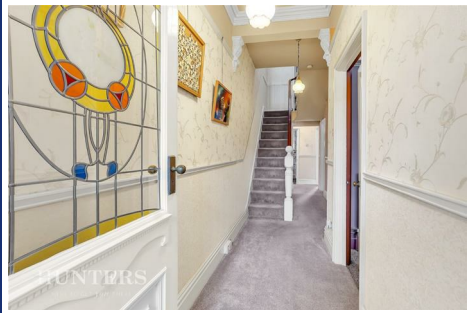
Tel: 01706 390 500



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Littleborough, OL15 9AD

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Hunters Estates Agents are delighted to be able to offer to the market this charming Victorian property, with an abundance of space and character throughout. Featuring period features such as stained glass, detailed coving, picture and dado rails, a beautiful bannister and panelling in the hall to name just a few. Located in the conservation area within the heart of Littleborough, this property not only offers spacious accommodation throughout but also an enviable location.

Having recently undergone some renovations within the last 18 months which include newly installed windows to the majority of the house, a gorgeous new bathroom suite and feature log burners. Set out over four floors the property briefly comprises of a welcoming entrance vestibule with a stained glass door leading to the hall, generous lounge with a separate spacious dining room, fitted kitchen and conservatory which leads you out to the rear garden. In the basement there are two really good sized useful cellar rooms, ideal for storage or conversion. The first floor offers two double bedrooms and a new stylish large family bathroom, with the second floor providing a further double bedroom which leads through into an attic room, which could also be used as a fourth bedroom with many hidden extras to be found, check out the floor plan to see the fantastic eaves storage rooms. The property is set back off the road with a beautiful cottage garden to the front and an enclosed garden to the rear.

Littleborough is a highly desirable place to live with a fantastic easy commute to Leeds or Manchester as the train station is only a few minutes walk away. With stunning countryside on your doorstep, Hollingworth Lake and walks along the canal this property's location provides plenty of ways in which to enjoy the area. A viewing is highly recommended.

#### ENTRANCE HALL

5'7" x 22'11" (1.71 x 6.98)

An inviting and welcoming hallway which is light and bright and leads the eye down the length of the property, with a beautiful stained glass door from the entrance vestibule, stairs taking you to the first floor landing, a door under the stairs to the cellar rooms and doors leading you through to all ground floor accommodation.

#### LOUNGE

12'7" x 14'4" (3.83 x 4.36)

Fabulous Victorian lounge with high ceilings, beautiful coving and picture rails with a fantastic large bay window to the front aspect flooding the room with plenty of natural light. The stunning feature of this room and the main focal point is the beautiful fireplace with a newly installed log burner.

#### DINING LOUNGE

11'1" x 13'6" (3.38 x 4.12)

A generous sized dining room that has been wonderfully decorated with again many character features including dado and picture rails and a feature electric flame decorative fireplace set within the chimney breast with a window to the side aspect.

#### KITCHEN

9'2" x 12'11" (2.79 x 3.93)

A range of base and wall units with newly installed work tops and flooring, with plumbing for a dishwasher and space for a cooker. A window and door leading through into the conservatory.

#### CONSERVATORY

8'5" x 10'11" (2.57 x 3.34)

UPVC double glazed conservatory with double doors leading out to the rear garden.

#### CLOAKROOM/ WC

A useful downstairs WC with a wash hand basin and a window to the rear aspect.

#### CELLAR ROOM ONE

13'11" x 17'0" (4.23 x 5.18)

A good sized storage space with a basement window to the front and a sink.

#### CELLAR ROOM TWO

10'8" x 13'4" (3.25 x 4.07)

Another good sized storage space or potential to be used as a utility area.

#### LANDING

5'6" x 13'5" (1.68 x 4.1)

A great sized landing with a roof light.

#### BEDROOM ONE

14'4" x 17'0" (4.38 x 5.18)

Large master bedroom with huge amounts of space for furniture, high ceilings continue through upstairs with feature coving and picture rails, this room is also very light provided by the two windows to the front aspect and a fabulous new addition of the log burner gives a warm a cosy feel to the bedroom.

#### BEDROOM TWO

11'2" x 13'5" (3.41 x 4.1)

Another good sized double bedroom with a window to the side aspect.

#### BATHROOM

3'10" x 15'10" (1.18 x 4.83)

Generous in size newly installed quality four piece bathroom suite which comprises of low level WC, built in twin sinks, free standing bath with a walk in double shower. Useful storage and the gas central heating boiler can be located in one of the storage cupboards.

#### ATTIC ROOM

7'4" x 10'0" (2.23 x 3.05)

Could be used as a single bedroom or ideal as a home office or kids den, and having a Velux window. A further door leading through into the large eaves storage room.

#### BEDROOM THREE

9'2" x 13'0" (2.79 x 3.97)

A double bedroom within the attic with a window that looks out to the rear aspect and a door that leads through to a further attic room.

#### GARDENS

The property is set back off the road with a beautiful cottage garden to the front and an enclosed pretty garden to the rear with the potential to create off street parking if desired, as neighbouring properties have already done so.

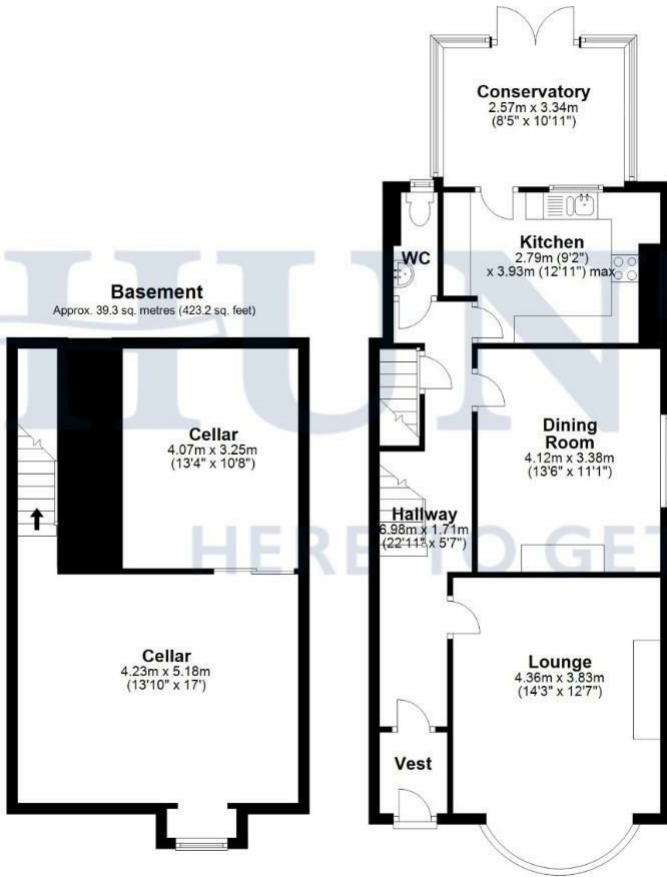
#### Material Information - Littleborough

Tenure Type; FREEHOLD

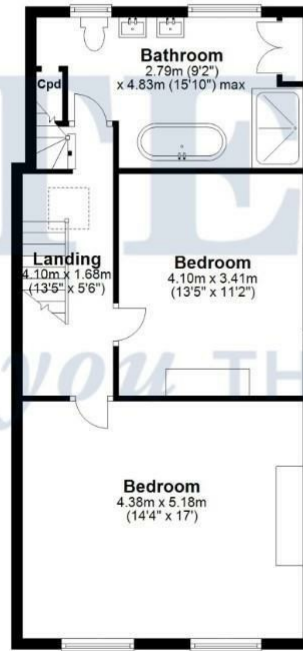
Council Tax Banding; C

# Floorplan

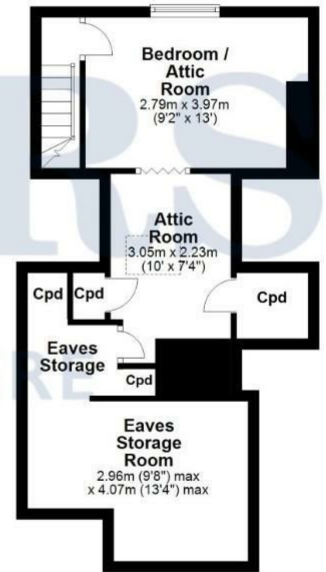
**Ground Floor**  
Approx. 68.2 sq. metres (734.1 sq. feet)



**First Floor**  
Approx. 58.7 sq. metres (632.1 sq. feet)



**Second Floor**  
Approx. 39.0 sq. metres (419.6 sq. feet)

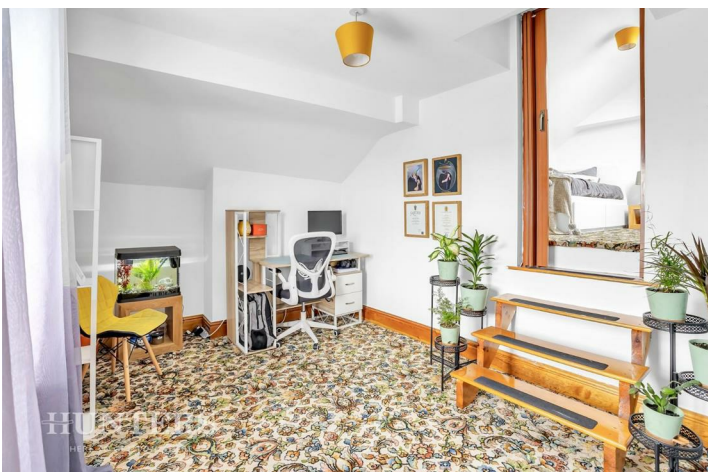
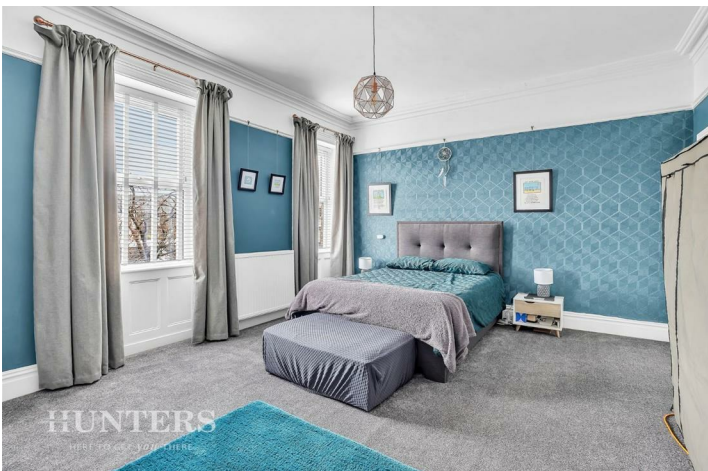
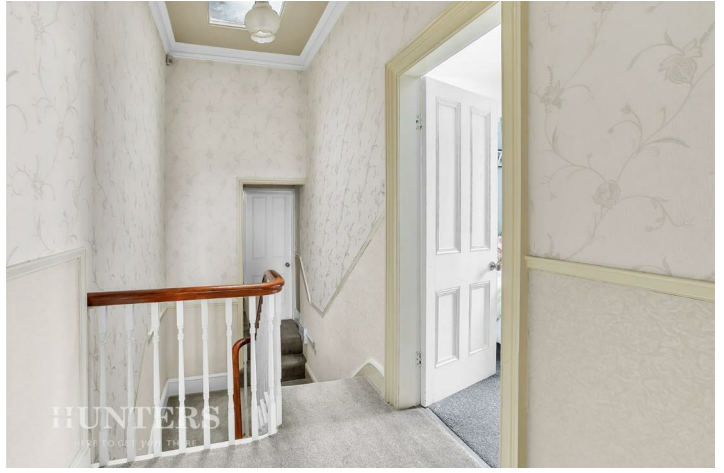


Total area: approx. 205.2 sq. metres (2209.0 sq. feet)

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 Littleborough  
Plan produced using PlanUp.



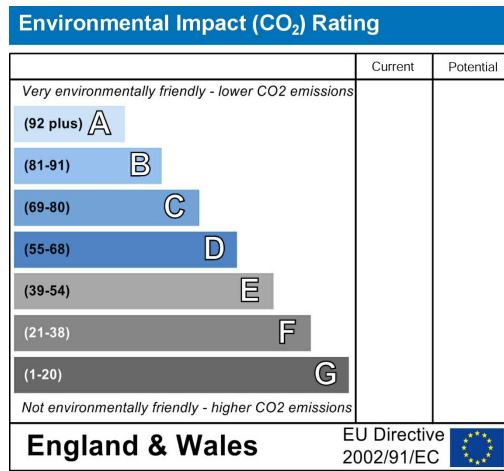
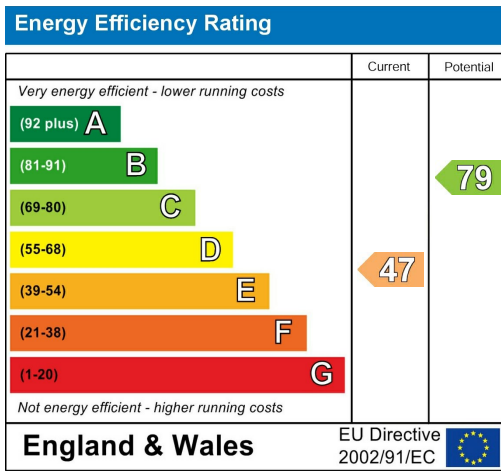








### Energy Efficiency Graph



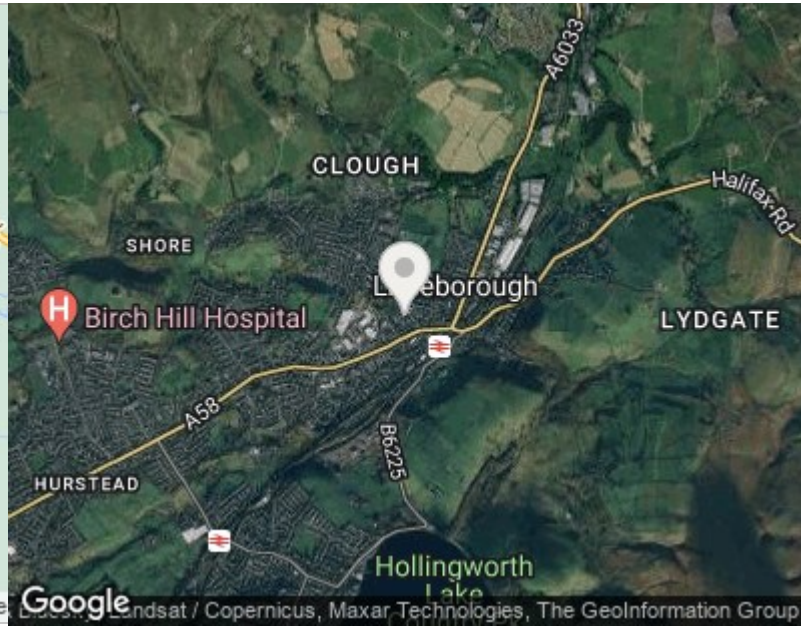
### Viewing

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.

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