

HUNTERS[®]

HERE TO GET *you* THERE



Featherstall Road

Littleborough, OL15 8PH

Offers In Excess Of £280,000

- TRULY BEAUTIFUL STONE BUILT VICTORIAN PROPERTY
- FOUR SPACIOUS BEDROOMS
- GENEROUS PRIVATE REAR GARDEN WITH WORKSHOP/GARAGE
- FULL OF CHARM AND CHARACTER THROUGHOUT
- COUNCIL TAX BAND C/EPC RATING TBC



- EXTREMELY SPACIOUS ACCOMMODATION ON THREE FLOORS
- FAMILY BATHROOM PLUS EN SUITE SHOWER ROOM
- CONVENIENT FOR LITTLEBOROUGH VILLAGE CENTRE AND RAILWAY STATION
- NO CHAIN
- LEASEHOLD

Tel: 01706 390 500

Featherstall Road

Littleborough, OL15 8PH

Offers In Excess Of £280,000



A truly beautifully presented and extremely spacious Victorian residence with many original features giving this home warmth, charm and character throughout. Situated close to Littleborough village centre, and both Littleborough and Smithy Bridge railway stations. One of only five in the row, yet having the largest of the gardens this property is an ideal family home, providing four bedroomed accommodation on three levels, and benefitting from a forecourt garden to the front and an attractive South-facing garden to the rear, which is larger than average with the added benefit of a large workshop/garage. The accommodation briefly comprises Entrance Hall with Vestibule, Lounge, Family Dining Room, Kitchen, Ground Floor Cloakroom, Four Bedrooms with an en-suite Shower Room at second floor level and family Bathroom. The property enjoys gas fired central heating and double glazing and warrants an internal inspection to fully appreciate the size and quality of the accommodation on offer, being sold with no chain.

ENTRANCE HALL

Vestibule with mosaic tiled floor with a door leading through to the entrance hall, where the charm and character immediately sets the tone for the rest of the house with high ceilings and skirting boards with feature and ornate coving. Oak flooring in the main hallway with the stairs that lead to the first floor.

LOUNGE

13'6" x 11'8" (4.14 x 3.56)

Attractive and spacious lounge with a walk-in bay window, feature fireplace with a wood burner on a stone hearth giving the room a lovely focal point, Oak flooring and archway through to the dining room.

DINING ROOM

13'7" x 12'8" (4.16 x 3.87)

Feature Victorian style fireplace, and continuation of the Oak flooring from the Lounge with a window to the rear aspect.

KITCHEN

12'1" x 9'2" (3.69 x 2.80)

Light and bright room with a range of fitted base and wall units incorporating built-in oven and hob with extractor with integrated lighting, stainless steel sink unit, complementary wall tiling and tiled floor, space and plumbing for appliances, vertical radiator and access to the rear garden.

CLOAKROOM/WC

Cloakroom with low suite WC, wash hand basin, tiled floor.

LANDING

18'6" x 5'3" (5.66 x 1.62)

Attractive split level landing, with fitted shelving, and sensor controlled lighting.

BEDROOM 1

14'0" x 10'0" (4.29 x 3.06)

Double bedroom at the rear of the house with built in wardrobes and storage cupboard.

BEDROOM 3

11'8" x 9'1" (3.56 x 2.77)

Double bedroom at the front of the property, also with built in wardrobes.

BEDROOM 4

11'8" x 6'3" (3.56 x 1.91)

Single bedroom.

BATHROOM

12'1" x 9'2" (3.69 x 2.8)

Spacious four piece bathroom suite with traditional style suite comprising roll top bath, separate shower, pedestal basin, and low suite WC.

BEDROOM 2

13'9" x 12'10" (4.21 x 3.93)

Located on the second floor, this double bedroom is considered ideal for a teenager or as a master. It has a large dormer window with attractive views, built-in wardrobe and eaves storage, and en-suite facilities.

EN-SUITE SHOWER ROOM

8'7" x 3'11" (2.62 x 1.21)

Shower Room with tiled shower cubicle, vanity unit, low suite WC, and tiled floor.

GARDEN

The property has a forecourt garden to the front, but a real feature is the rear space, which is designed with low maintenance in mind, and comprises a large patio with flower beds, and a storage room which is plumbed for a washing machine and dryer. The garden has it's own power supply, and there is a brick built workshop which has power and light supplied - ideal for hobbies or for working from home.

Material Information - Littleborough

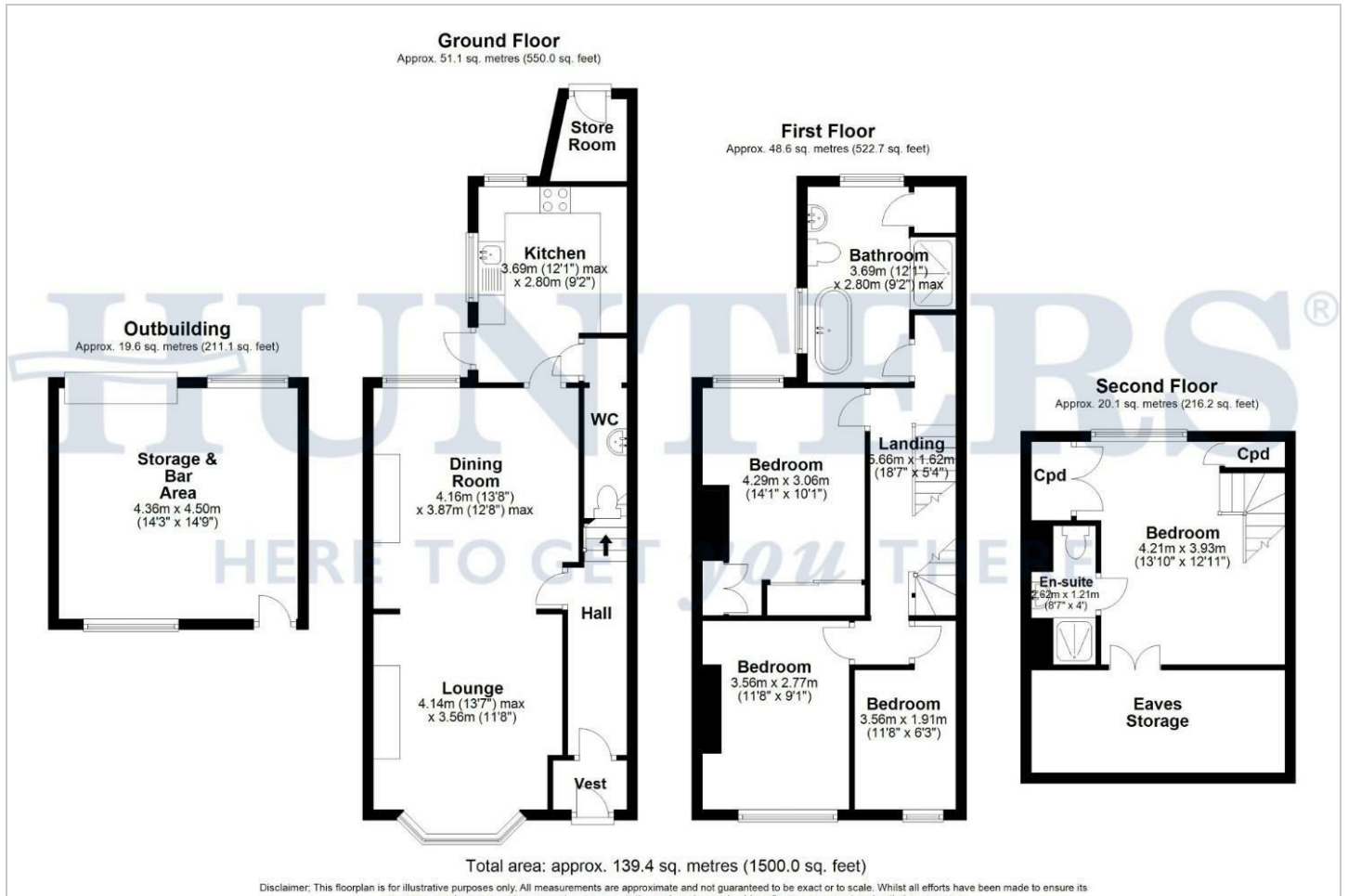
Tenure Type; LEASEHOLD

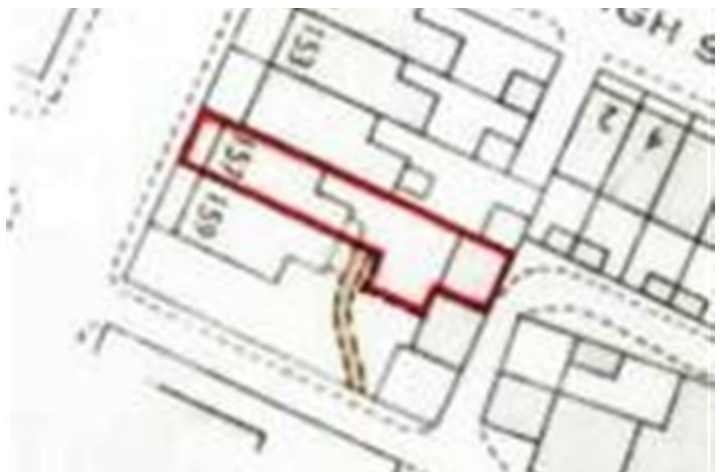
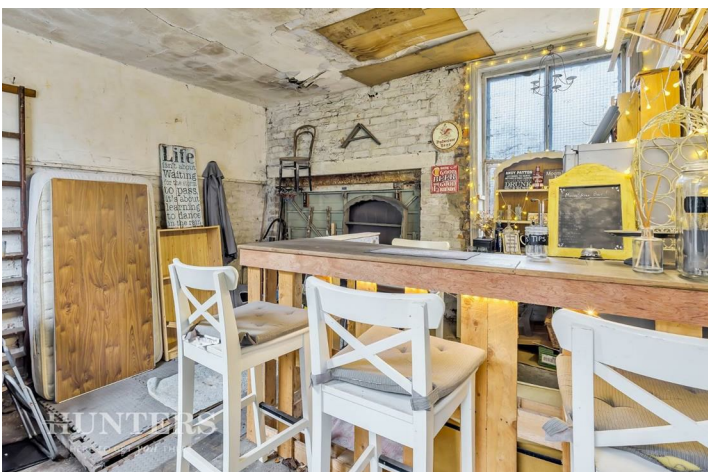
Leasehold Years remaining on lease; 853

Leasehold Annual Service Charge Amount
£6.11s.9d

Council Tax Banding; ROCHDALE COUNCIL
BAND C.

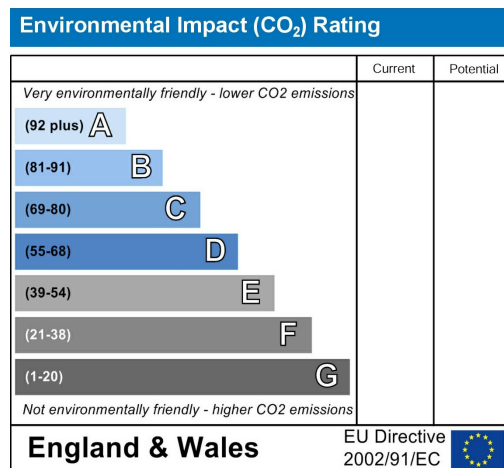
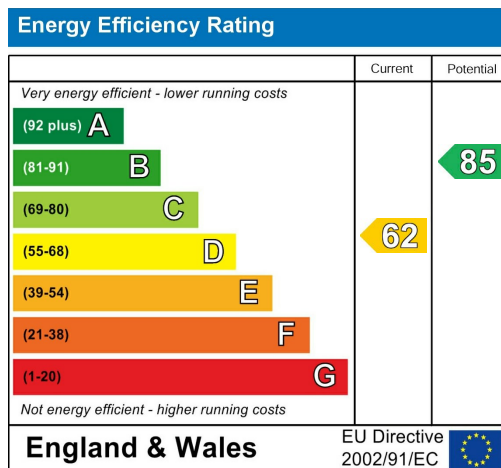
Floorplan







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.

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