



112 Church Street, Littleborough

- DOUBLE FRONTED VICTORIAN VILLA
- FOUR DOUBLE BEDROOMS
- CELLAR
- FULL OF CHARACTER & CHARM
- EPC RATING E
- £370,000
- THREE RECEPTION ROOMS PLUS STUDY
- TWO BATHROOMS PLUS CLOAKROOM/WC
- DRIVEWAY & GARDENS
- CENTRAL LITTLEBOROUGH LOCATION
- COUNCIL TAX BAND D



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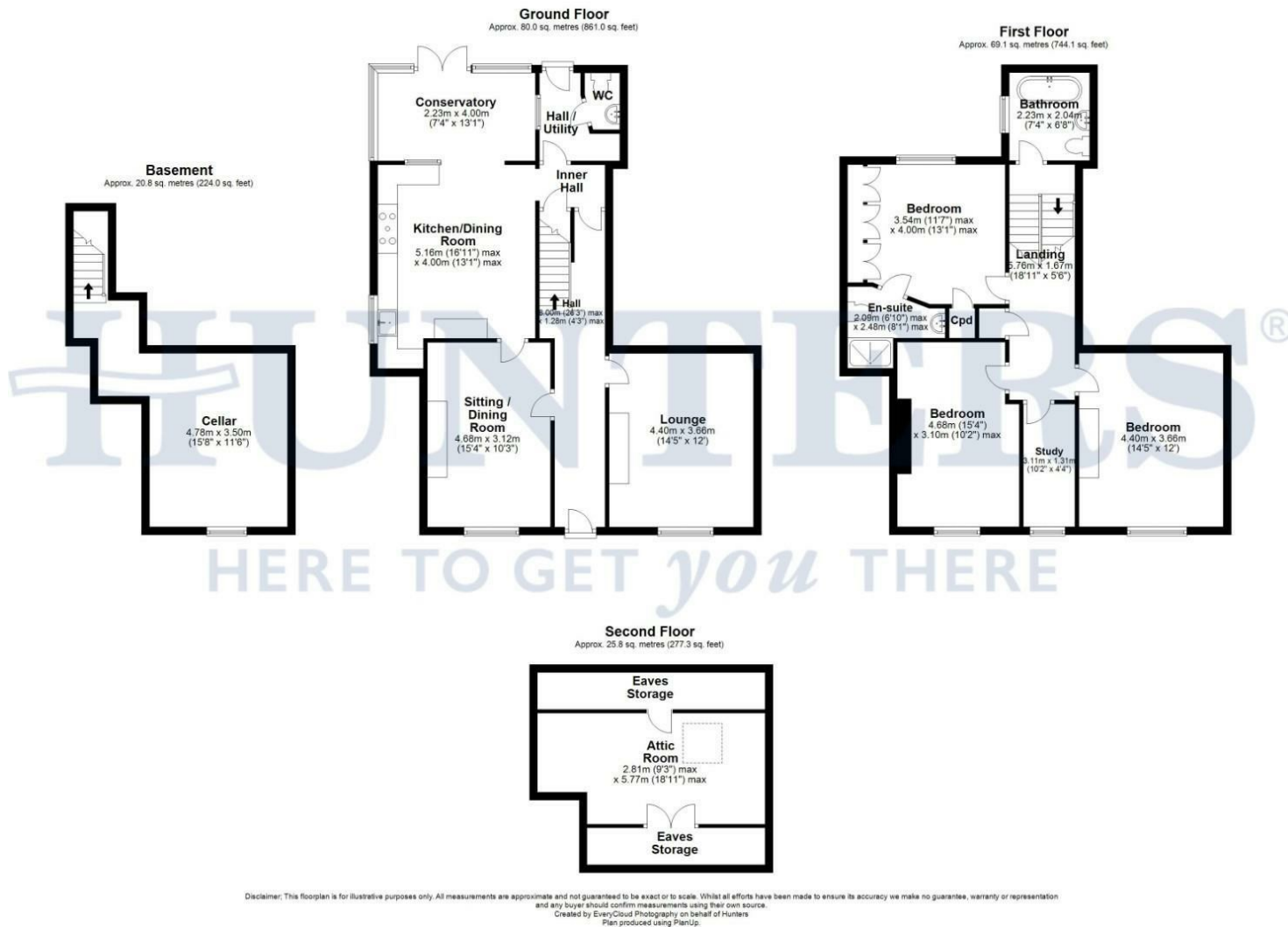
DESCRIPTION

**** DOUBLE FRONTED VICTORIAN VILLA ** THREE RECEPTION ROOMS PLUS STUDY ** FOUR DOUBLE BEDROOMS ** TWO BATHROOMS PLUS CLOAKROOM/WC ** CELLAR ** DRIVEWAY & GARDEN ** FULL OF CHARACTER & CHARM ** CENTRAL LITTLEBOROUGH LOCATION ** EPC RATING E ** COUNCIL TAX BAND E ****

Beautifully presented and substantial double fronted Victorian Stone Villa. Boasting an abundance of character and charm throughout with many original features, such as high ceilings, deep skirting boards, stone flooring, coving and large windows with wooden shutters. Situated within the centre of Littleborough providing easy and convenient access to all the fabulous local amenities, which include schools, shops, bars and restaurants and within walking distance of the mainline train station for access to Leeds and Manchester. Internally the accommodation is generous in size and briefly comprises of a welcoming entrance hall, two reception rooms, spacious dining kitchen, conservatory/sunroom, downstairs utility area and WC. To the lower ground floor the cellar provides excellent storage facilities. To the first floor there are three large double bedrooms with the Master bedroom offering an en-suite shower room. The study provides an excellent space for those working from home, a family bathroom and further stairs lead to the second floor where the fourth bedroom can be located. Gas centrally heated via the boiler which was fitted in 2020 and a mixture of UPVC and traditional wood double glazed windows. Externally the rear garden has been beautifully landscaped with paved patio seating areas and well stocked plant and shrub borders. The added benefit is the off-road parking for to cars at the rear of the property. Call now to arrange a viewing to fully appreciate the space and character that this impressive property has to offer.



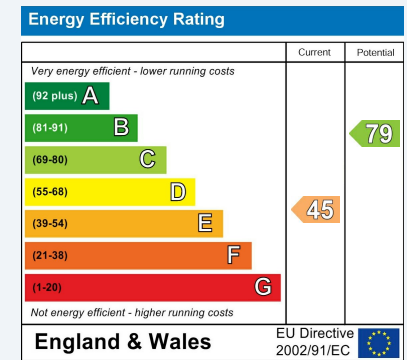




HERE TO GET *you* THERE

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

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.

