

# HUNTERS®

HERE TO GET *you* THERE



## Halifax Road

Littleborough, OL15 0HB

£230,000



- SPACIOUS STONE FRONTED VICTORIAN TERRACED
- AN ABUNDANCE OF CHARM AND CHARACTER
- TWO BATHROOMS
- IDEALLY PLACED FOR LITTLEBOROUGH CENTRE AND STATION
- EPC RATING D
- BEAUTIFULLY PRESENTED THROUGHOUT
- THREE BEDROOMS PLUS ATTIC ROOM
- FABULOUS COUNTRYSIDE AND CANAL-SIDE WALKS CLOSE BY
- COUNCIL TAX BAND B
- LEASEHOLD

Tel: 01706 390 500

# Halifax Road

Littleborough, OL15 0HB

£230,000



Hunters Estate Agents are delighted to offer this beautifully presented and deceptively spacious stone-fronted, bay-windowed Victorian terraced property. Boasting an abundance of character and charm, including the period style fireplaces, multi-fuel burner, traditional bathroom suite and exposed brickwork. This spacious property offers accommodation over three storeys, and briefly comprises of a welcoming living room, large separate dining room, kitchen and a useful cellar room. To the first floor there are two bedrooms with the master having an en-suite shower room and a family bathroom. To the second floor there is a third double bedroom and a useful attic room which would make an ideal home office. Enjoying an ideal location just a couple of hundred yards from Littleborough village centre and railway station, and close to open countryside courtesy of the Eales valley walk to Hollingworth Lake, and the nearby canal towpath. A viewing is highly recommended to fully appreciate this wonderful home.

## LOUNGE

14'5" x 17'0" (4.39 x 5.18)

A charming spacious lounge with a useful entrance vestibule, multi fuel burner, and a lovely bay window to the front aspect.

## DINING ROOM

14'0" x 14'5" (4.26 x 4.4)

Separate large reception room, also with a period feature fireplace, and exposed brick chimney breast. An internal door down to the cellar and a window to the rear aspect.

## BASEMENT

A useful and usable cellar with adequate headroom, natural light, power, lighting and cold water.

## KITCHEN

6'9" x 11'3" (2.05 x 3.42)

With a range of fitted base and wall units incorporating built-in oven, gas hob, microwave, integrated dishwasher, sink unit and a wall mounted Worcester combi boiler. An external door and window looks out to the rear.

## LANDING

7'5" x 8'1" (2.25 x 2.46)

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

## MASTER BEDROOM

12'0" x 14'5" (3.66 x 4.39)

Spacious light and airy double bedroom with period fireplace, and en-suite facilities.

## EN SUITE SHOWER ROOM

5'0" x 6'9" (1.53 x 2.05)

With shower cubicle, pedestal basin, tiled floor and spotlighting.

## BEDROOM 2

7'8" x 11'9" (2.34 x 3.58)

Double bedroom at the rear of the property.

## BATHROOM

6'5" x 8'8" (1.96 x 2.65)

Beautiful traditional four-piece suite comprising of a roll top claw foot bath, shower cubicle, pedestal basin and high suite WC, exposed brick wall, tiled floor, spotlighting and towel radiator.

## SECOND FLOOR

### ATTIC ROOM

8'11" x 14'5" (2.73 x 4.4)

The stairs open into a room which would be perfect as a home office or playroom. There is a beamed ceiling and a Velux skylight window.

### BEDROOM 3

14'5" x 14'6" (4.39 x 4.42)

Attractive double bedroom with a walk-in dormer style window, beamed ceiling and exposed chimney breast, and storage space in the eaves.

## GARDENS

Private yard to the rear, with an attractive low maintenance forecourt garden to the front.

### Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 839

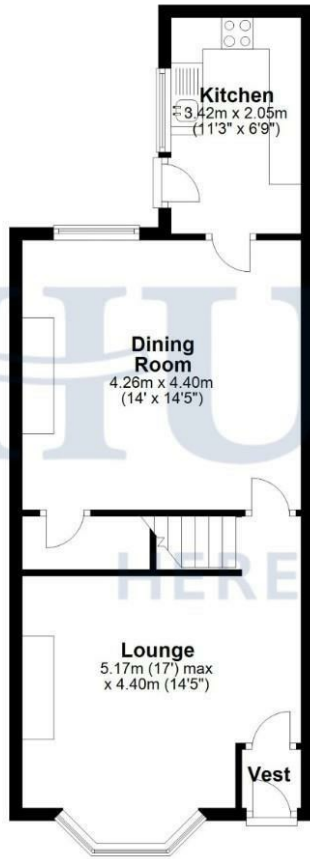
Leasehold Ground Rent Amount: £4.00

Council Tax Banding; ROCHDALE COUNCIL  
BAND B

# Floorplan

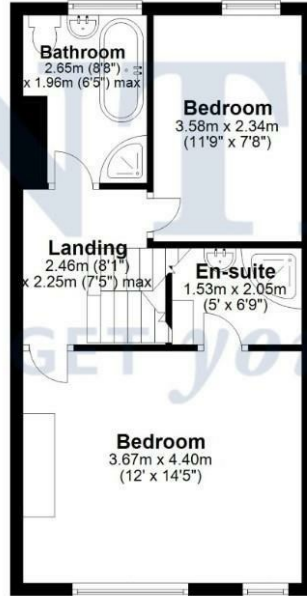
## Ground Floor

Approx. 47.0 sq. metres (506.0 sq. feet)



## First Floor

Approx. 39.5 sq. metres (425.4 sq. feet)



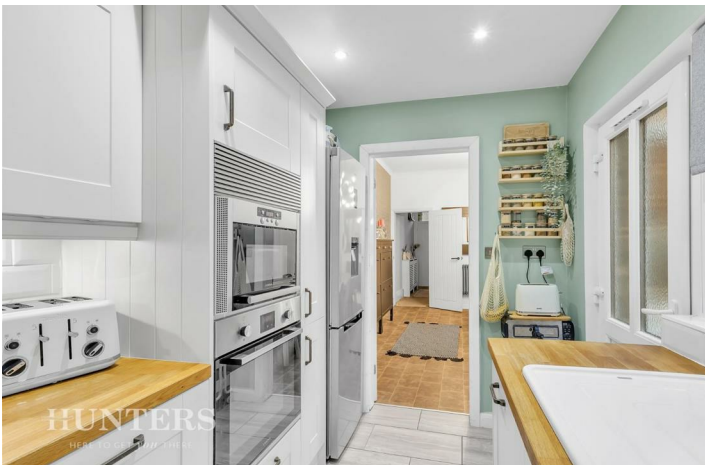
## Second Floor

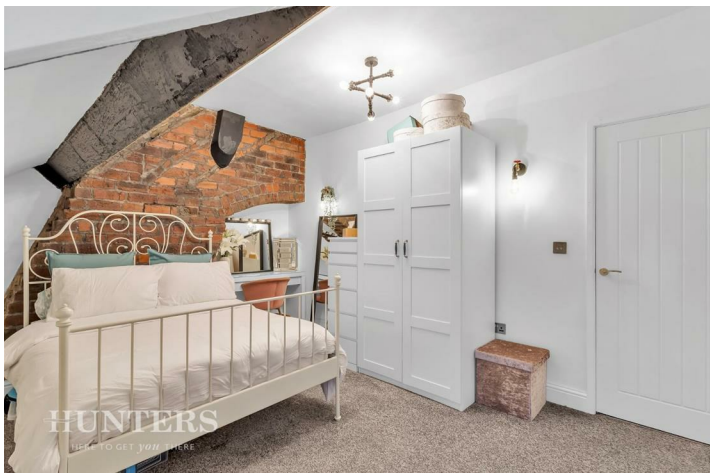
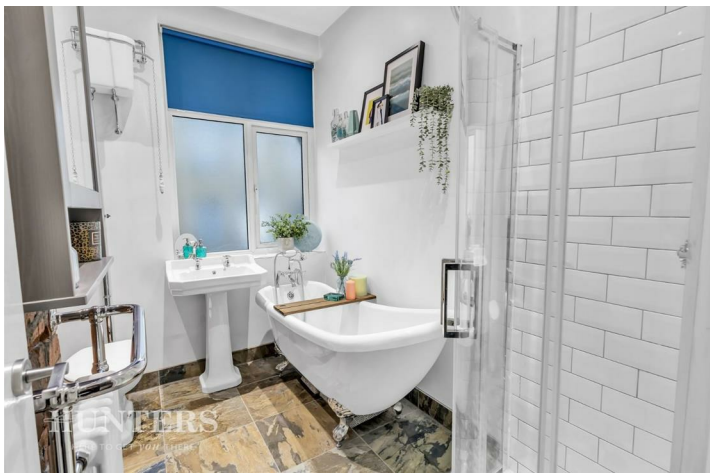
Approx. 31.9 sq. metres (343.4 sq. feet)



Total area: approx. 118.4 sq. metres (1274.7 sq. feet)

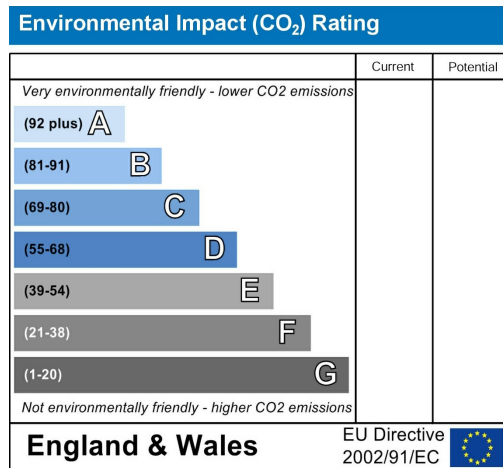
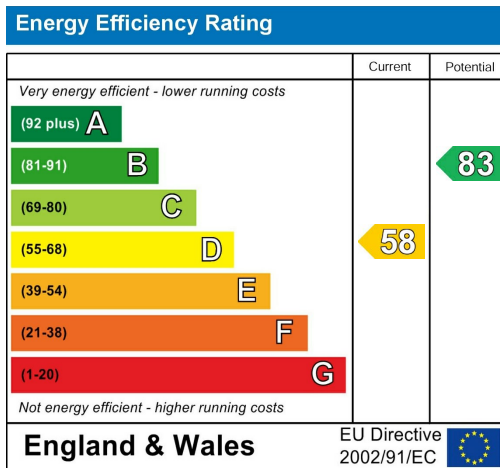
Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.  
Created by EveryCloud Photography on behalf of Hunters Littleborough  
Plan produced using PlanUp.







## Energy Efficiency Graph

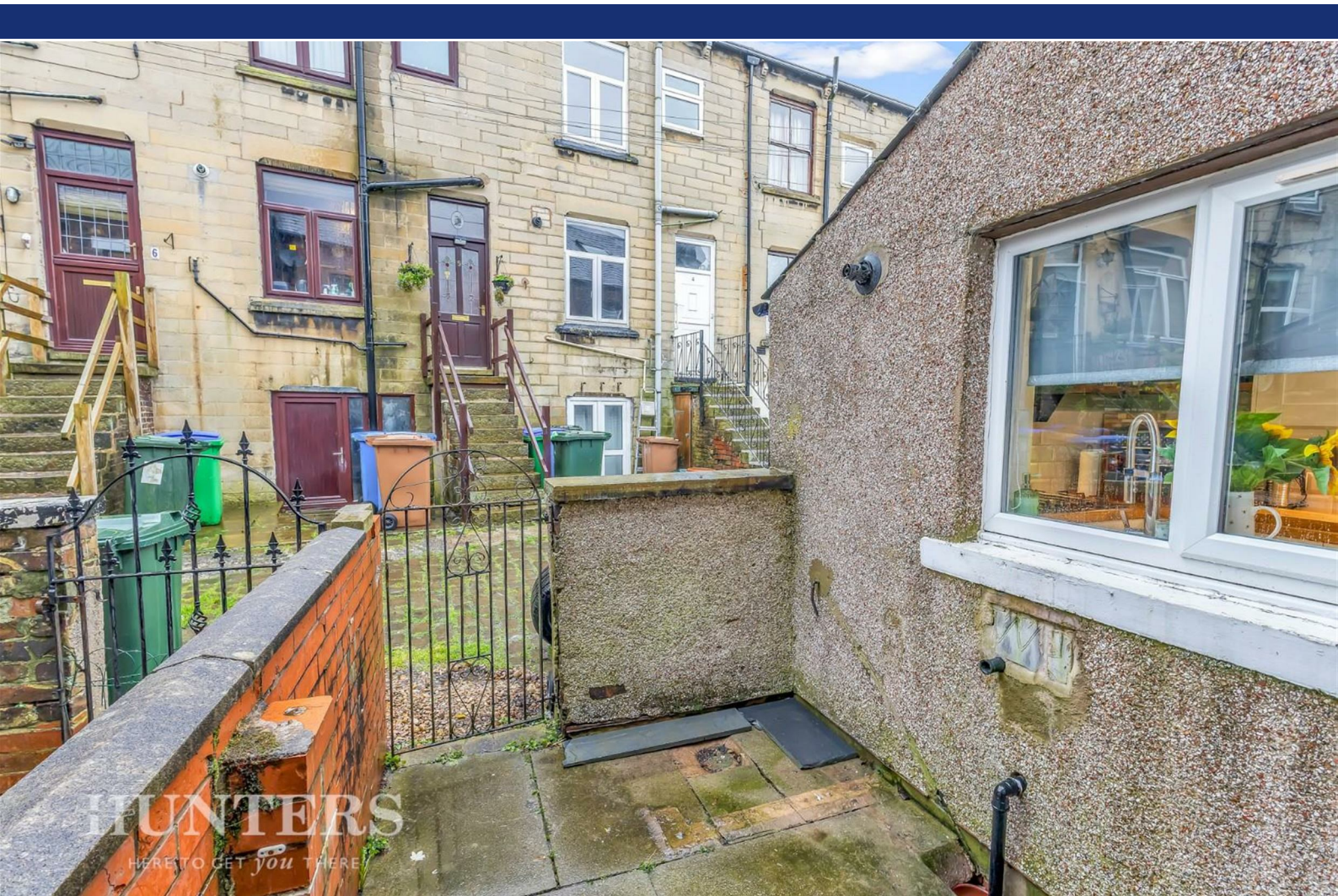


## Viewing

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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