

# HUNTERS®

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## Heather Cottage, Whittaker Hamlet

Littleborough, Littleborough, OL15 0EY

Offers In Excess Of £230,000



- CHARMING STONE COTTAGE IN RURAL HAMLET
- SUPERBLY PRESENTED THROUGHOUT
- RESIDENTS PARKING AREA
- NO ONWARD CHAIN
- LEASEHOLD

- ORIGINAL FEATURES INCLUDING STONE MULLIONED WINDOWS
- PRIVATE COURTYARD GARDEN
- TWO BEDROOMS, MODERN BATHROOM
- EPC RATING E
- COUNCIL TAX BAND B

Tel: 01706 390 500

# Heather Cottage, Whittaker Hamlet

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Hunters Estate Agents are thrilled to offer to the market this charming stone built cottage, which enjoys an idyllic location within the hamlet of Whittaker, adjacent to open countryside, yet just a mile or so from Littleborough village centre and railway station. The cottage is extremely well presented and retains many of its character features such as exposed stonework, mullioned windows, and real wood flooring. Externally, there is a courtyard style garden, plus the hamlet's communal gardens which enjoy superb views of the countryside and Hollingworth Lake. The accommodation briefly comprises of a vestibule, lounge, kitchen, two bedrooms and a four piece bathroom suite. This property is considered ideal for first time buyers, or downsizers, who are looking for a more rural lifestyle yet who also need to be accessible to the village amenities and links to Manchester and Leeds. Viewing is highly recommended, and by appointment only.



### Vestibule

A useful space to be able to hang coats and store shoes before entering the main living accommodation.

### Lounge

19'10" x 10'11" (6.07 x 3.33)

A charming and tastefully decorated lounge with stone mullioned windows, spindle staircase to the first floor, and a useful storage cupboard.

### Kitchen

13'10" x 9'10" (4.24 x 3.01)

Fitted with a range of base and wall units incorporating built-in oven and hob, integrated dishwasher, and further space for fridge freezer, and washing machine. stable door out to rear communal area and a window to the side aspect.

### Landing

Access to the loft which has recently been fully boarded, insulated and has a fitted pull down ladder.

### Bedroom 1

16'7" x 10'11" (5.08 x 3.33)

Double bedroom with a range of fitted wardrobes and mullion windows to the front aspect.

### Bedroom 2

10'4" x 8'9" (3.16 x 2.68)

A good sized single bedroom, also with built in wardrobes, and a stone mullioned window plus a feature arched window.

### Bathroom

9'10" x 4'9" (3.01 x 1.46)

A modern four piece suite with a low level WC, pedestal wash hand basin, bath and separate walk-in shower, fully tiled and a heated towel rail with a sky light window.

### External & Parking

To the front there is a charming private courtyard which enjoys attractive views over the Hamlet's communal gardens and pond. To the rear there is a further communal space with a bin store area. There are several communal car parking areas within the Hamlet. The current owner uses the top car park, opposite the Golf Club entrance.

### Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 979

Leasehold Annual Service Charge Amount £900

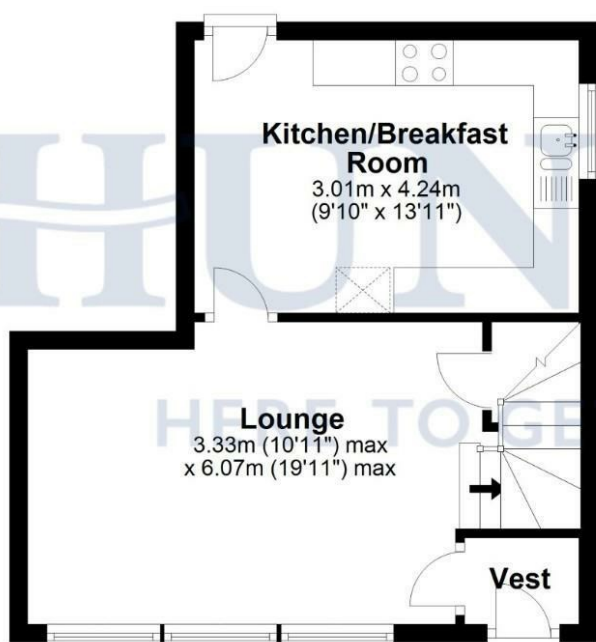
Leasehold Ground Rent Amount; £100

Council Tax Banding; ROCHDALE COUNCIL BAND B

# Floorplan

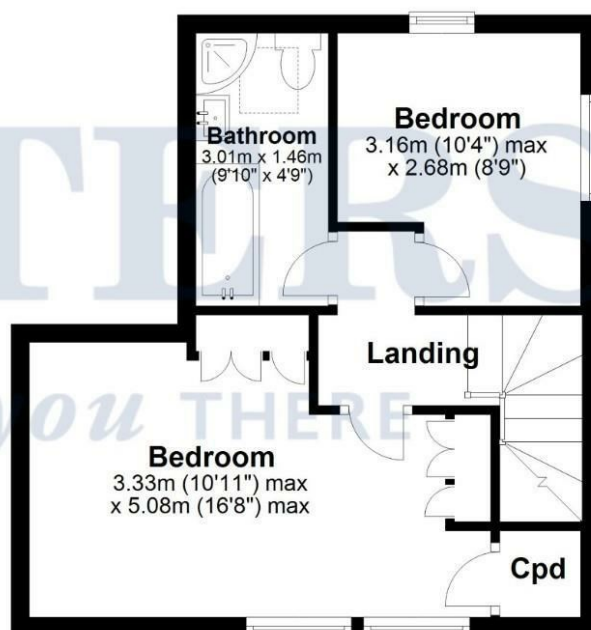
## Ground Floor

Approx. 32.8 sq. metres (353.5 sq. feet)



## First Floor

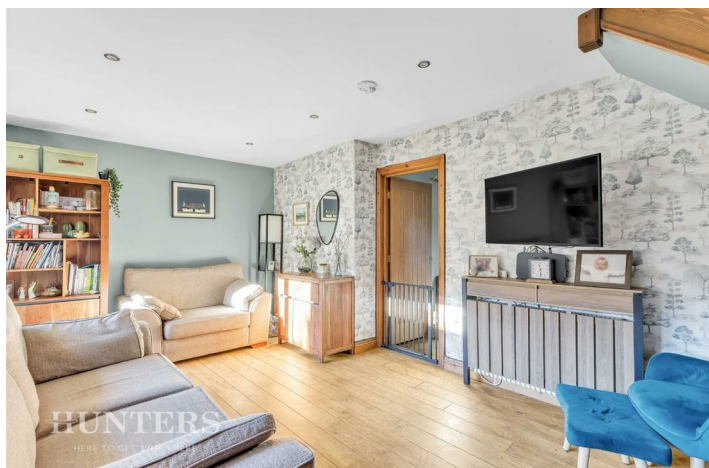
Approx. 33.1 sq. metres (356.4 sq. feet)



**Total area: approx. 66.0 sq. metres (709.9 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.



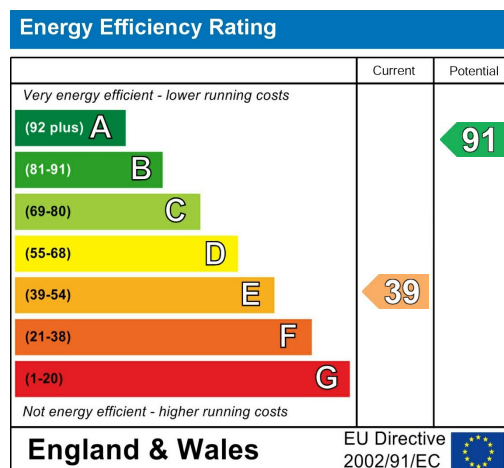








## Energy Efficiency Graph



## 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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