



## Lockside

Littleborough, OL15 0HX

£280,000



- BEAUTIFUL CANAL SIDE VIEWS
- ON THE DOORSTEP OF LITTLEBOROUGH VILLAGE AND RAILWAY STATION
- TWO BATHROOMS PLUS WC
- VIEWING HIGHLY RECOMMENDED
- COUNCIL TAX BAND C
- STUNNING SEMI DETACHED PROPERTY
- THREE GOOD SIZE BEDROOMS
- WELL LANDSCAPED GARDEN AND DRIVEWAY
- EPC RATING B
- FREEHOLD

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This BEAUTIFULLY presented semi-detached property is set within this sought after and idyllic location, next to the canal, with wonderful views. The property enjoys a private, quiet cul-de-sac, with access to Littleborough centre and railway station just a couple of hundred yards away. With accommodation set over three levels, features including a welcoming entrance hall, downstairs WC, spacious open plan lounge with dining area, fully integrated kitchen, two double bedrooms and a family bathroom to the first floor and a fabulous second floor master bedroom suite with shower room. Externally the property boasts a driveway providing parking for two cars, and a generous sized rear garden that has a wonderful decked seating area. A home that would suit many buyers from professional first timers, families and those looking to downsize. Internal viewing is highly recommended to fully appreciate the accommodation and the enviable location.

### Entrance Hall

Inviting and welcoming entrance with quality herringbone flooring, stairs leading to the first floor landing and a useful under stairs storage cupboard.

### Downstairs WC

3'7" x 5'11" (1.11 x 1.81)

Modern two piece suite with a white low level WC, and wash hand basin.

### Kitchen

8'10" x 8'3" max (2.71 x 2.53 max)

A range of modern fitted base and wall units incorporating built-in oven and hob, integrated fridge, freezer, dishwasher and washer/dryer machine, and a wall mounted combi boiler. The window looks out to the front aspect.

### Lounge Diner

13'10" max x 12'9" (4.22 max x 3.90)

A light and spacious room at the rear of the property, with French double doors opening out onto the rear garden. Tastefully decorated with a high quality fitted carpet.

### First Floor Landing

Providing access to the first floor rooms and the stairs to the second floor master suite.

### Bedroom 2

8'11" x 12'9" (2.74 x 3.90)

Flooded with plenty of natural light and an enviable open aspect view to the rear overlooking the canal, this is a lovely double bedroom.

### Bedroom 3

9'6" max x 12'9" max (2.90 max x 3.90 max)

This bedroom is another good size with two windows making it very light and airy with a lovely aspect over the canal to the front.

### Bathroom

7'1" x 6'2" (2.18 x 1.88)

White three piece suite briefly comprising of a

panelled bath with a shower over, wall mounted basin, low suite WC, complementary stylish tiling, spotlighting, and chrome towel radiator, with a window to the side aspect.

### Second Floor

With access to the master bedroom and the adjacent shower room.

### Master Bedroom

14'8" max x 12'9" max (4.48 max x 3.90 max)

Neutrally decorated master bedroom with a walk-in wardrobe and second useful storage cupboard. A window to the front aspect and loft access.

### Shower Room

5'6" x 7'9" (1.69 x 2.37)

Modern quality walk-in shower with a wall mounted basin, low suite WC, complementary stylish tiling, spotlighting, and skylight window.

### Gardens & Parking

The front of the property offers parking for two cars, side by side. There is access to the side of the property to gain entry into the rear garden which boasts a wonderful space to be able to sit out and enjoy in those warmer months, with a quality decked seating area, and well maintained lawn and patio. All enclosed via recently fitted fencing.

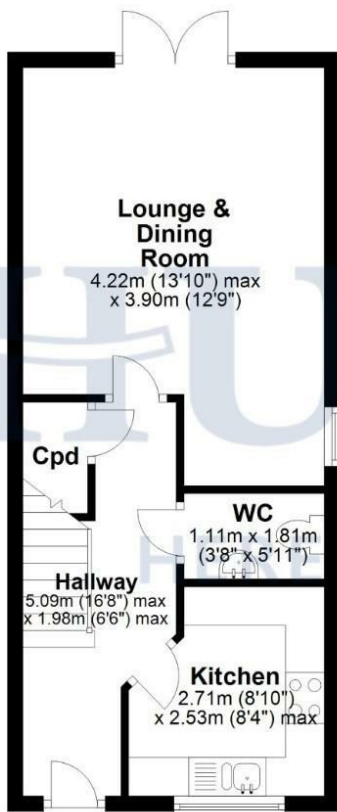
### Material Information - Littleborough

Tenure Type; FREEHOLD

Council Tax Banding; ROCHDALE COUNCIL BAND C

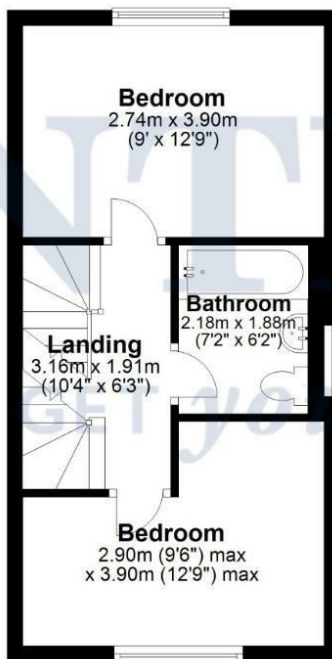
## Floorplan Ground Floor

Approx. 36.7 sq. metres (394.7 sq. feet)



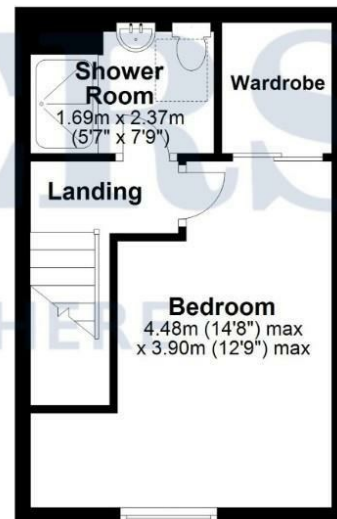
## First Floor

Approx. 31.2 sq. metres (336.1 sq. feet)



## Second Floor

Approx. 24.4 sq. metres (262.8 sq. feet)

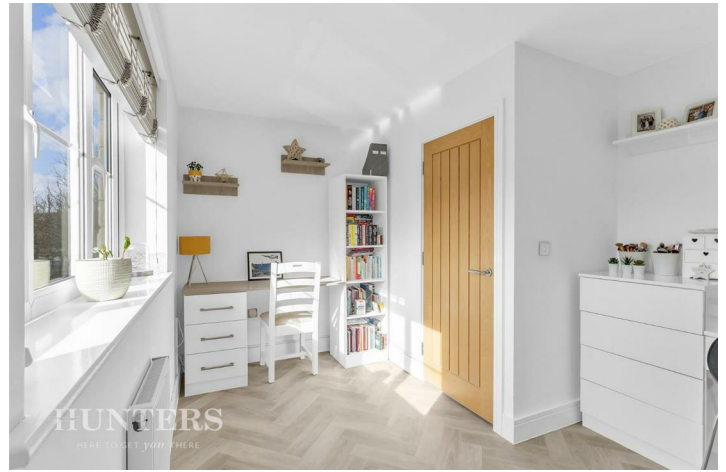
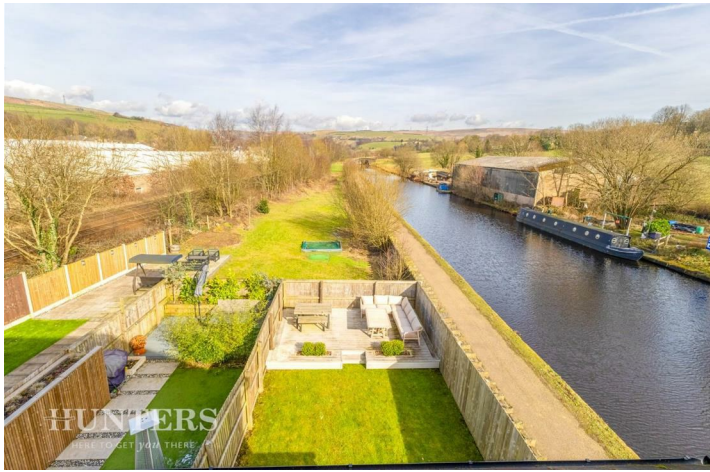


Total area: approx. 92.3 sq. metres (993.7 sq. feet)

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.

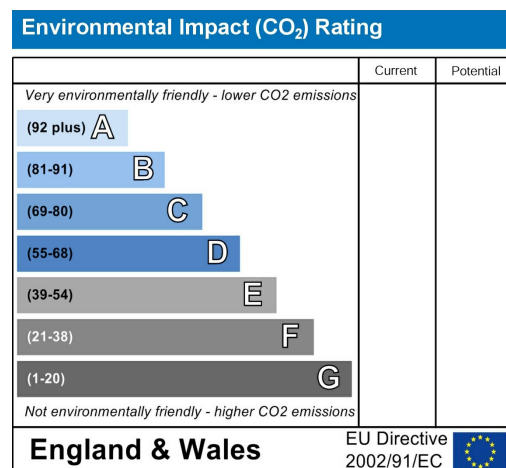
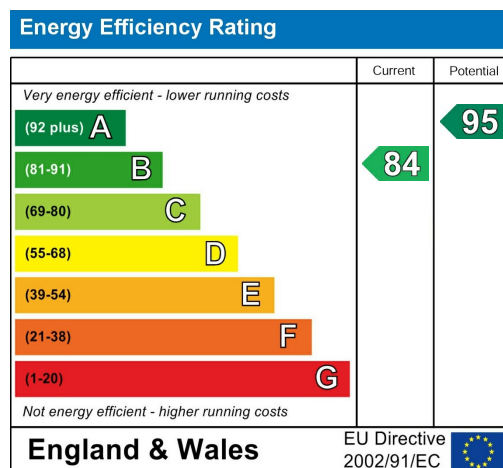
Created by EveryCloud Photography on behalf of Hunters Littleborough  
Plan produced using PlanUp.







## 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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