

HUNTERS®

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Ballard Close

Littleborough, OL15 9HN

Offers Over £245,000



- UNIQUE DETACHED PROPERTY
- IN NEED OF MODERNISATION
- THREE BEDROOMS
- GARDENS DRIVEWAY AND INTEGRAL GARAGE
- EPC RATING D

- DESIRABLE LOCATION WITHIN VILLAGE
- TWO RECEPTIONS ROOMS
- TWO BATHROOMS
- COUNCIL TAX BAND D
- LEASEHOLD

Tel: 01706 390 500

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A unique detached property located in this highly sought-after area of Littleborough, offering great potential for modernisation. The property features an entrance hall, kitchen, dining room, and lounge with a feature raised level from its original use as the site office for this small development. There are three bedrooms, a family bathroom, and an integral garage. The property is set on a generous plot with gardens to three sides and a driveway for off-road parking. The location is idyllic and close to Hare Hill Park, good local schools and only a few minutes away from Littleborough village centre and the main line railway station. A viewing is highly recommended to fully appreciate the potential this property is offering to create a fabulous home.

Entrance Hall

14'9" max x 12'9" max (4.52 max x 3.89 max)

The entrance hall is welcoming, spacious, and filled with natural light, creating a bright and inviting first impression. It provides convenient access to the main living areas through internal doors, ensuring a smooth flow throughout the home. Stairs lead to the first floor, while a rear door opens directly to the garden, offering easy outdoor access.

Kitchen

7'8" x 9'1" (2.34 x 2.78)

The kitchen features a range of base and wall units and a window to the rear, allowing natural light to brighten the space. While functional, it is in need of modernisation, offering an excellent opportunity for updating to suit personal tastes. Positioned adjacent to the dining room, there is potential to knock through and create an open-plan kitchen-diner, enhancing the space and adding to the home's versatility.

Dining Room

15'9" x 8'2" max (4.82 x 2.51 max)

The dining room is situated adjacent to the kitchen, presenting the potential to be opened up into a spacious open-plan kitchen-diner. A side window allows natural light to enter, creating a bright and airy feel. This versatile space is ideal for family meals or entertaining, with the opportunity to enhance its functionality through modernisation and potential reconfiguration.

Lounge

15'2"x 19'9" (4.63x 6.04)

The lounge is a fabulous and spacious room with plenty of potential. Originally serving as the site's new homes office when the development was first built, it was later integrated into the main house, creating a unique and characterful living space. The room benefits from dual-aspect windows, allowing for an abundance of natural light, while the raised flooring and chimney breast add to its charm and individuality. This versatile space offers an excellent opportunity for customization to suit a variety of needs and styles.

Landing

6'5" x 9'6" (1.97 x 2.92)

The landing benefits from a side window, allowing natural light to brighten the space. It also provides access to the loft, offering additional storage potential. The layout connects seamlessly to the bedrooms and bathroom.

Bedroom 1

8'3" x 13'1" (2.54 x 3.99)

Double bedroom featuring a front-aspect window and benefits from its own private en-suite, adding convenience.

En-Suite

Three piece white suite with a window to the side aspect.

Bedroom 2

9'0" x 10'7" (2.75 x 3.25)

Double bedroom with a window overlooking the rear garden.

Bedroom 3

9'0" x 6'1" (2.75 x 1.87)

Currently being used as a dressing room, but would make a good child's bedroom or home office once renovated.

Bathroom

6'5" x 7'2" (1.97 x 2.20)

The bathroom is compact and functional, featuring a WC, wash hand basin, and a bath. While dated, it presents a great opportunity for modernisation to create a fresh and stylish space. Despite its size, it offers all essential amenities and can be reimagined to maximize its potential.

Integral Garage & Driveway

The integral garage features an up-and-over door providing access from the driveway, as well as an internal door leading directly into the entrance hall for added convenience. A newly installed boiler is mounted on the wall, ensuring efficient heating and hot water. With ample space and a practical layout, the garage offers excellent potential for conversion into additional living accommodation, such as a home office, playroom, or extra bedroom, subject to the necessary permissions. A driveway to the side of the property in front of the garage provides off road parking facilities.

Gardens

Surrounding gardens extend to three sides, offering a mix of outdoor spaces. To the rear, a large patio area provides the perfect spot for outdoor dining and relaxation, while the front features a lawn garden, adding to the home's kerb appeal. The combination of different garden areas creates a versatile outdoor setting, ideal for families, entertaining, or simply enjoying the surroundings.

Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 963

Leasehold Annual Service Charge Amount £120.00

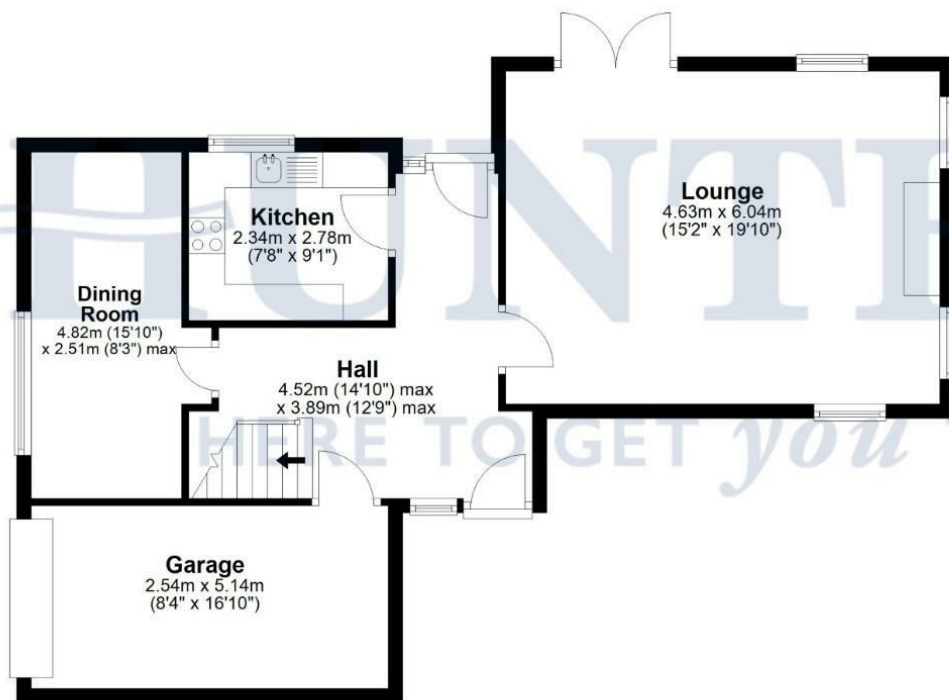
Leasehold Ground Rent Amount:

Council Tax Banding; ROCHDALE COUNCIL BAND D

Floorplan

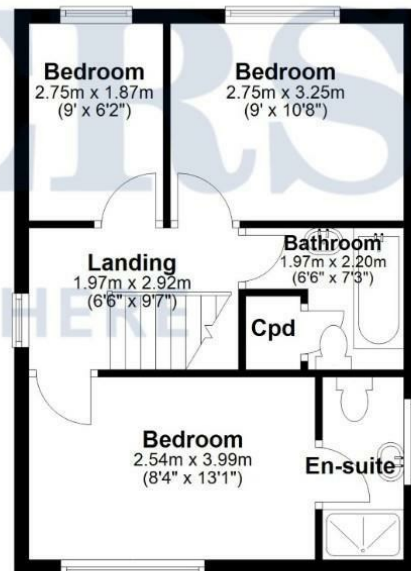
Ground Floor

Approx. 73.0 sq. metres (785.6 sq. feet)



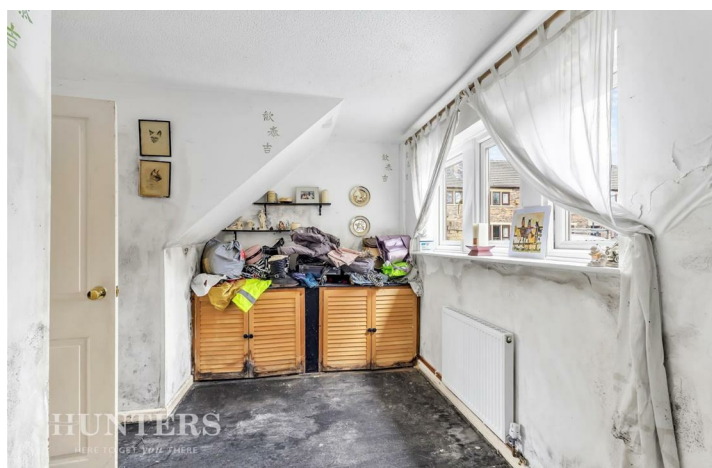
First Floor

Approx. 39.0 sq. metres (419.4 sq. feet)



Total area: approx. 112.0 sq. metres (1205.1 sq. feet)

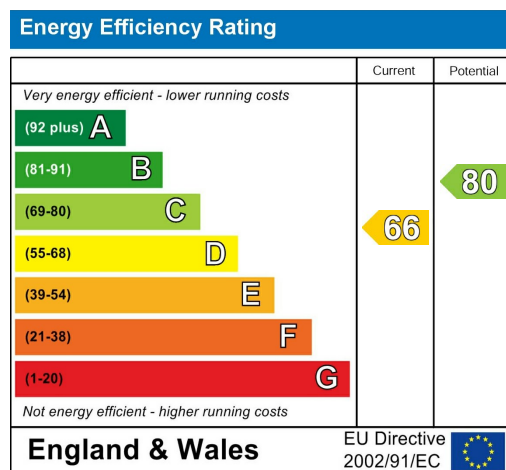
Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own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







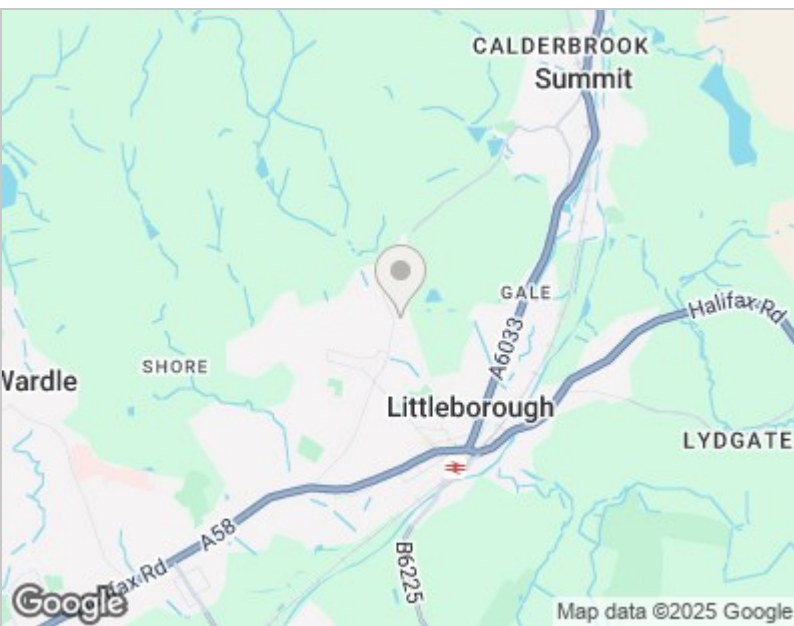
Energy Efficiency Graph



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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