

# HUNTERS®

HERE TO GET *you* THERE



## Calderbrook Road

Littleborough, OL15 9JG

£275,000



- SPACIOUS SEMI DETACHED PROPERTY
- TWO RECEPTION ROOMS AND EXTENDED CONSERVATORY
- LANDSCAPED GARDENS
- SOUGHT AFTER RESIDENTIAL LOCATION
- EPC RATING C
- THREE DOUBLE BEDROOMS
- SECURE DRIVEWAY
- DETACHED DOUBLE GARAGE
- COUNCIL TAX BAND B
- FREEHOLD

Tel: 01706 390 500

# Calderbrook Road

Littleborough, OL15 9JG

£275,000



Situated in a sought-after location within Littleborough, Hunters are thrilled to offer to the market this spacious and beautifully presented three-bedroom semi-detached property. Within a short distance from local amenities, including schools, shops, and a train station with direct links to Manchester and Leeds city centres, this property is one not to be missed.

This fantastic family home features a welcoming entrance hall with a convenient downstairs WC, a bright lounge with a separate dining room, and a well-appointed kitchen. The property has also been extended to include a conservatory with an insulated roof with a cosy log burner, creating a perfect year-round living space. Upstairs, the first floor boasts three generously sized double bedrooms and a family bathroom with a separate WC. Externally, the home benefits from beautifully maintained gardens to the front and rear, a private driveway, and a fantastic detached garage. Early viewings are highly recommended to fully appreciate this wonderful home!

### Entrance Porch

The welcoming entrance porch is constructed with UPVC and a dwarf wall, complemented by stylish Karndean flooring. A door leads through to the hallway, creating an inviting first impression.

### Entrance Hall

A welcoming entrance hall with quality Karndean flooring that continues throughout the downstairs accommodation and really sets the tone for this beautifully presented home, the stairs give access to the first floor.

### WC

Fitted with a low level WC, wash hand basin and radiator. With a window to the side aspect.

### Lounge

14'5" x 12'1" (4.41 x 3.70)

A cosy and inviting space featuring a charming log burner, perfect for creating a warm and relaxing atmosphere. A front-aspect window allows natural light to fill the room, enhancing its bright and airy feel.

### Dining Room

11'1" x 10'5" (3.38 x 3.18)

A versatile second reception room with a front-aspect window, allowing plenty of natural light. A feature cast iron fire place creates a wonderful focal point to the room. Ideal for use as a dining area or additional living space.

### Kitchen

8'0" x 15'2" max (2.46 x 4.64 max)

A well-appointed space fitted with a range of modern quality base and eye-level units, offering ample storage. Equipped with a variety of integrated appliances, including a dishwasher, oven with a 5-ring gas hob, washing machine, and fridge freezer. A rear-aspect window provides natural light and a pleasant view of the enclosed garden.

### Utility Area

A useful utility space which also houses the gas central heating boiler.

### Conservatory

13'3" x 14'2" (4.05 x 4.33)

The conservatory features an insulated roof and a cosy log burner, making it a comfortable space to enjoy year-round. The quality Karndean flooring

continues and the aspect is lovely overlooking the garden, this is a truly wonderful room that offers a peaceful retreat and serves as a fantastic additional living area.

### Landing

With access to all first floor bedrooms, bathroom and loft access.

### Bedroom 1

14'5" x 12'1" (4.41 x 3.70)

Situated at the front of the property, this large and spacious double bedroom provides ample room for comfort with a feature cast iron fire surround and offers plenty of space for bedroom furniture.

### Bedroom 2

11'1" x 10'5" (3.38 x 3.18)

A second generously sized double bedroom which is also located at the front of the property, offering ample space.

### Bedroom 3

8'0" x 12'1" max (2.46 x 3.70 max)

The smallest of the three bedrooms, yet still a comfortable double, overlooking the rear garden.

### Bathroom

4'6" x 6'7" (1.39 x 2.02)

A modern fitted bathroom suite featuring a bath with an overhead shower, a vanity sink, and a chrome heated towel rail for added comfort.

### WC

A separate modern fitted low level WC.

### Gardens Drive and Double Garage

Externally, the property boasts beautifully landscaped front and rear gardens. A gated driveway at the front provides secure off-road parking, while further parking and the secure double garage at the rear offers additional storage which has its own alarm and has power and light.

### Material Information - Littleborough

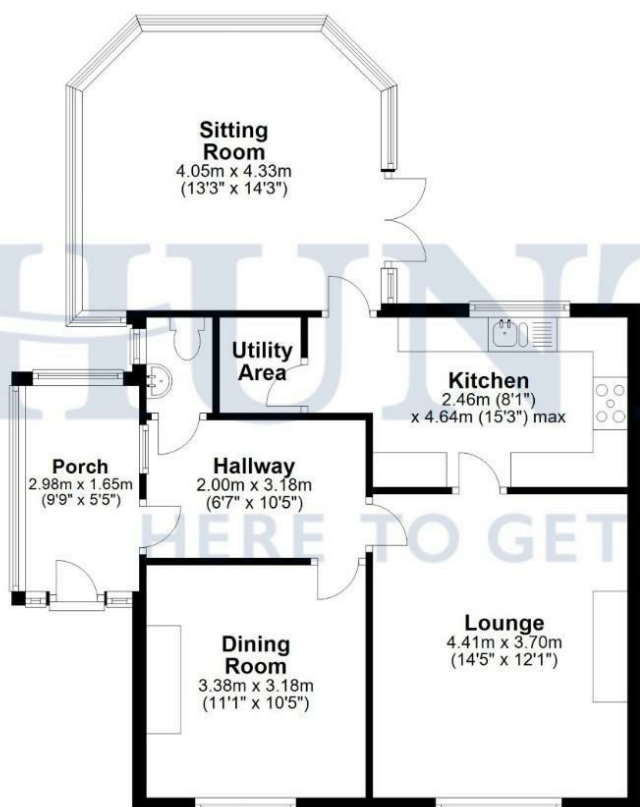
Tenure Type; FREEHOLD

Council Tax Banding; ROCHDALE COUNCIL BAND B

# Floorplan

## Ground Floor

Approx. 71.0 sq. metres (763.8 sq. feet)



## First Floor

Approx. 48.6 sq. metres (523.4 sq. feet)



Total area: approx. 119.6 sq. metres (1287.1 sq. feet)

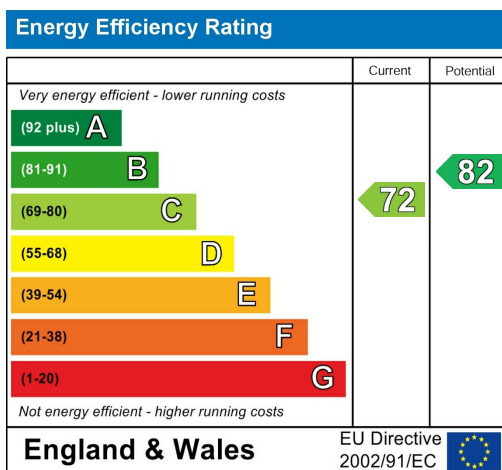
Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own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

85 Church Street, Littleborough, OL15 8AB  
Tel: 01706 390 500 Email: [littleborough@hunters.com](mailto:littleborough@hunters.com)  
<https://www.hunters.com>

