

# HUNTERS®

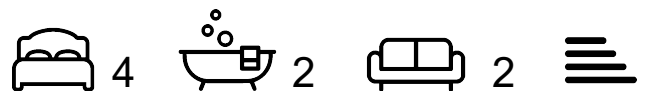
HERE TO GET *you* THERE



## Mill Fold Gardens

Littleborough, OL15 8SA

£425,000



- FOUR BEDROOM DETACHED PROPERTY
- THREE RECEPTION ROOMS
- TWO BATHROOMS PLUS DOWNSTAIRS WC
- SOLD WITH NO CHAIN
- COUNCIL TAX BAND E
- OCCUPYING A LARGE PLOT
- PLUS CONSERVATORY AND UTILITY
- DRIVEWAY AND DOUBLE GARAGE
- FREEHOLD
- EPC RATING TBC

Tel: 01706 390 500

# Mill Fold Gardens

Littleborough, OL15 8SA

£425,000



Situated in a sought-after location within walking distance of Littleborough village, this four-bedroom detached home offers generous accommodation and fantastic potential for modernisation. The property is conveniently close to local amenities, including schools, shops, and the train station, providing direct access to both Manchester and Leeds city centres.

Set on a substantial plot, the home features an entrance hall, a spacious lounge, a separate dining room, a conservatory, a well-proportioned kitchen, a utility room, and a dedicated home office. The master bedroom benefits from an en-suite, while three additional bedrooms share a family bathroom.

Externally, the property boasts a driveway to the front, providing off-road parking, as well as gardens to the front, rear, and side, offering excellent outdoor space. A double garage provides additional storage and parking.

A rare opportunity to create your dream home in a prime location!

### Entrance Hall

A welcoming entrance hall featuring a wooden front door, a staircase leading to the upper floor, and internal doors providing access to the main living areas.

### Study

5'6" x 8'6" (1.70 x 2.61)

A bright and versatile home office featuring a large front-facing bay window, allowing plenty of natural light to fill the space, ideal for work or study.

### Lounge

15'0" x 14'6" (4.59 x 4.44)

A spacious lounge offering a comfortable living area, with sliding doors leading to the conservatory and a separate door providing access to the dining room.

### Dining Room

8'4" x 14'8" (2.55 x 4.48)

A well-proportioned dining room with ample space for a family dining table, featuring a rear-facing window overlooking the garden. Situated adjacent to the kitchen, offering potential to create an open-plan layout.

### Conservatory

9'3" x 8'8" (2.84 x 2.65)

A bright UPVC double-glazed conservatory with doors opening into the lovely garden.

### Kitchen

14'6" x 11'10" max (4.42 x 3.62 max)

A functional kitchen in need of modernisation, featuring a range of base and eye-level units, space for appliances, a side-facing window, and a door leading to the utility room.

### Utility Room

4'7" x 8'11" (1.41 x 2.73)

A practical utility room with space and plumbing for appliances, housing the boiler, and featuring a side door providing access to the side garden.

### Landing

The landing area provides easy access to the bedrooms and the bathroom. It features a loft hatch, offering convenient access to the attic space.

### Bedroom One

12'0" x 11'9" (3.67 x 3.60)

Spacious double room, featuring a large bay window

that overlooks the front of the property, allowing plenty of natural light to fill the space. The room also benefits from its own private en-suite, accessible through a door from the bedroom.

### En-Suite

The en-suite is equipped with a three-piece suite, including a shower, toilet, and washbasin. While functional, the room is in need of updating and features a window to the front for natural light and ventilation.

### Bedroom Two

12'4" x 11'9" (3.77 x 3.60)

Comfortable double room located at the front of the property, offering a bright and airy atmosphere with plenty of natural light.

### Bedroom Three

8'7" x 11'9" max (2.62 x 3.60 max)

Third double making it ideal as a child's bedroom. It offers a peaceful rear view over the garden, providing a quiet and private space.

### Bedroom Four

8'7" x 9'6" max (2.62 x 2.92 max)

Generous single room with a rear aspect, offering a pleasant view over the garden. It provides a versatile space.

### Bathroom

4'11" x 7'6" (1.51 x 2.31)

The bathroom features a classic three-piece suite, including a WC, wash hand basin, and bath. While it would benefit from some modernisation, the space is well-proportioned and includes a window to the rear, offering natural light and ventilation.

### Gardens Drive and Garage

With a driveway to the front, providing off-road parking. To the rear, you'll find one of the largest plots in the area, featuring a large enclosed garden with a patio area and a well-maintained lawn, offering plenty of space for outdoor relaxation and entertainment. The property also boasts a large double garage with an up-and-over door, providing ample space for storage or parking.

### Material Information - Littleborough

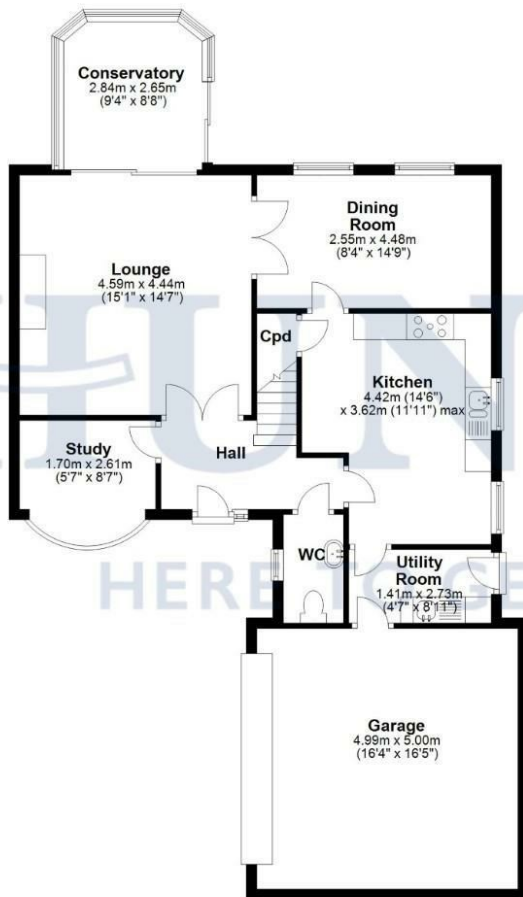
Tenure Type; FREEHOLD

Council Tax Banding; ROCHDALE COUNCIL BAND E

# Floorplan

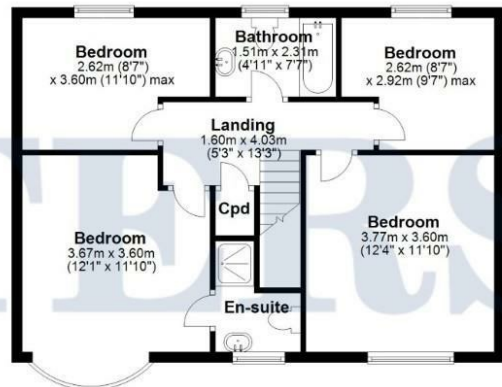
## Ground Floor

Approx. 99.8 sq. metres (1072.5 sq. feet)



## First Floor

Approx. 58.4 sq. metres (628.3 sq. feet)



Total area: approx. 158.0 sq. metres (1700.8 sq. feet)

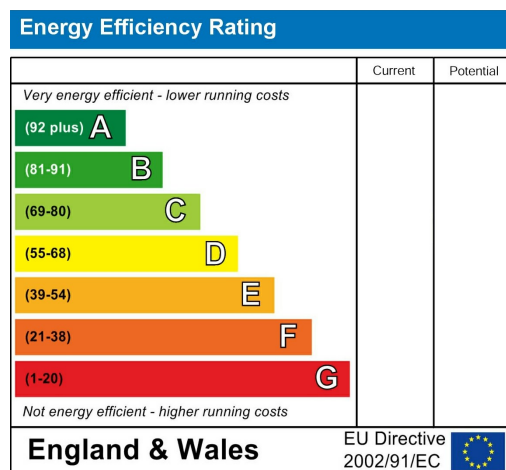
Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own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







## Energy Efficiency Graph



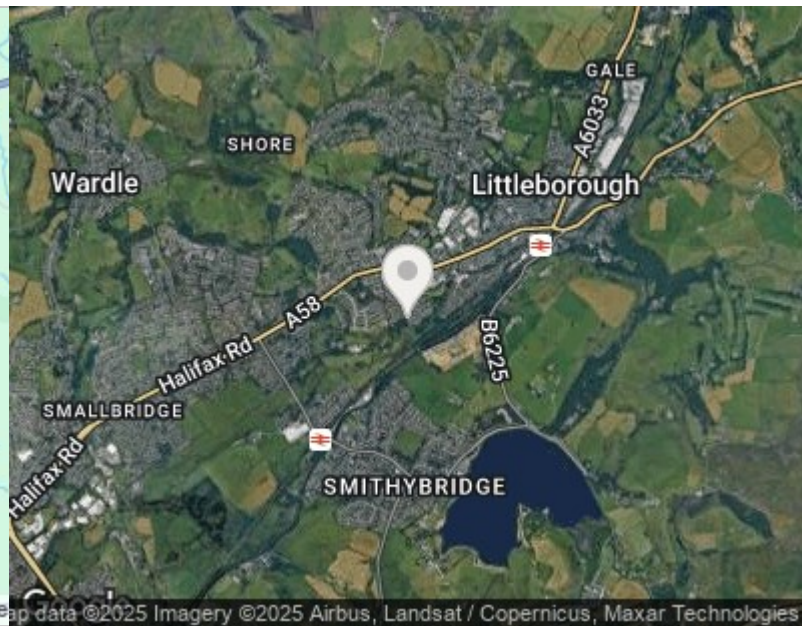
## Viewing

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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