

HUNTERS®

HERE TO GET *you* THERE



Heather Bank

Halifax Road, Littleborough, OL15 0JQ

£345,000

- SUPERB LARGE VICTORIAN STONE FRONTED PROPERTY
- MANY ORIGINAL FEATURES
- OPEN ASPECT COUNTRYSIDE VIEWS
- VIEWING HIGHLY RECOMMENDED
- LEASEHOLD



- BURSTING WITH CHARM AND CHARACTER
- SPACIOUS ACCOMMODATION OVER FOUR FLOORS
- TRANQUIL SURROUNDINGS YET CONVENIENT FOR TRAIN STATION
- COUNCIL TAX BAND C
- EPC RATING D

Tel: 01706 390 500

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Hunters Estate Agents are thrilled to be able to offer to the market this stone fronted, elegant property which is situated at Heather Bank. A distinguished Victorian residence that effortlessly blends elegance and character. Boasting an open aspect to both the front and rear, this spacious home is designed for both relaxation and entertaining.

The ground floor features two beautifully appointed reception rooms, perfect for cozy nights in or hosting guests. Venture down to the basement, where a fabulous pub/bar awaits—ideal for unwinding—alongside a convenient WC. The upper floors house three well-proportioned bedrooms and a family bathroom, offering ample space for families or professionals alike.

Enjoying a picturesque rural setting, the home is just moments from the canal towpath and the scenic Ealees walk to Hollingworth Lake, providing the perfect escape into nature. Despite its tranquil surroundings, it remains conveniently close to Littleborough village centre and the railway station, ensuring excellent connectivity.

Viewing is highly recommended to truly appreciate the charm and grandeur of this exceptional property.

Entrance Hall

An inviting entrance hall, where high ceilings and elegant feature coving set the tone for the charm and character found throughout the home. A staircase leads to the first floor, while doors open to the lounge and dining room, seamlessly connecting the living spaces.

Lounge

16'0" x 12'5" (4.90 x 3.80)

The superb and spacious lounge exudes charm and character, featuring a striking open fireplace, creating a warm and inviting ambiance. A tall picture window frames open countryside views, flooding the room with natural light. Elegant coving and a decorative ceiling rose enhance the room's timeless appeal, making it the perfect space to relax and unwind.

Dining Room

14'9" x 13'3" (4.51 x 4.04)

The spacious and versatile dining room offers a perfect setting for both everyday living and entertaining. A charming multi-fuel stove, set within the chimney, adds warmth and character, while the high ceilings enhance the sense of space. Retaining its original charm, the room features beautiful architraves and a built-in cupboard nestled into the alcove. With direct access to the kitchen, basement, and rear porch, this elegant reception room seamlessly connects the heart of the home.

Kitchen

8'11" x 8'2" (2.72 x 2.51)

The kitchen offers a practical and functional space, featuring a built-in oven and gas hob, with designated areas for a fridge freezer and washing machine. A rear-facing window allows natural light to brighten the room. While not modern in design, the kitchen provides an excellent opportunity for personalization to suit individual tastes.

Basement And WC

bar area 16'8" x 13'11" (bar area 5.10 x 4.26)

The basement is a fantastic entertainment space, exuding a charming pub-like vibe with its own bar area, perfect for hosting guests. Retaining a sense of history, it features an original stove built into the chimney, adding to its character. With electric and water connections, as well as a window to the front bringing in natural light, the space is both functional and atmospheric. A door leads to a convenient WC, enhancing its practicality.

Landing

Master Bedroom

16'8" x 16'0" (5.10 x 4.88)

The master bedroom is a wonderfully spacious and light-filled retreat, boasting two large windows that frame stunning countryside views to the front. Retaining its period charm, the room features a decorative fireplace, elegant architraves, a classic picture rail, and high ceilings. This beautifully proportioned space offers both comfort and character in abundance.

Bedroom 2

14'10" x 10'10" (4.54 x 3.32)

Bedroom Two is a generously sized double bedroom, full of charm and character. It features a cast iron fireplace, original built-in cupboards, and intricate mouldings that reflect the home's period heritage. A rear-facing window allows natural light to fill the room, creating a bright and inviting atmosphere.

Shower Room

8'11" x 8'2" (2.72 x 2.51)

The shower room is well-appointed with a modern three-piece suite, comprising a WC, wash hand basin, and a large walk-in shower for added convenience. A rear-facing window allows natural light to brighten the space, creating a fresh and airy feel.

Second Floor

Bedroom 3

16'8" x 14'2" (5.10 x 4.34)

Bedroom Three is a spacious attic room, offering generous proportions and high ceilings that enhance the sense of space. This double bedroom holds fantastic potential, whether as a bedroom, home office, or creative space. A large eaves storage room provides excellent additional storage, making this a highly versatile and functional room.

Gardens

The property is set back from the roadside, offering a private setting. It boasts an attractive, low-maintenance garden to the front, perfect for those seeking ease of upkeep. The rear features a patio garden, providing a tranquil outdoor space for relaxation or entertaining, with both gardens enjoying an open aspect, ensuring a bright and airy feel.

Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 881

Leasehold Annual Ground Rent Amount £10.00

Council Tax Banding; ROCHDALE COUNCIL BAND C

Floorplan



Total area: approx. 180.1 sq. metres (1938.1 sq. feet)

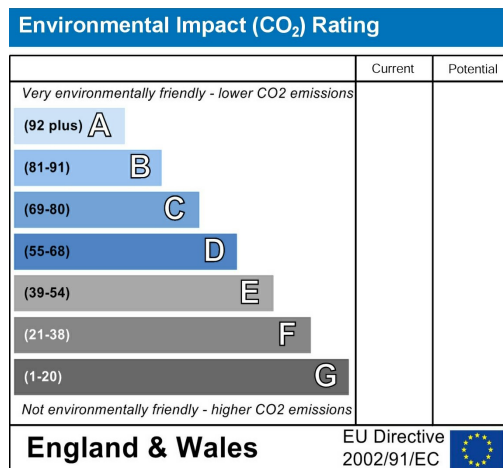
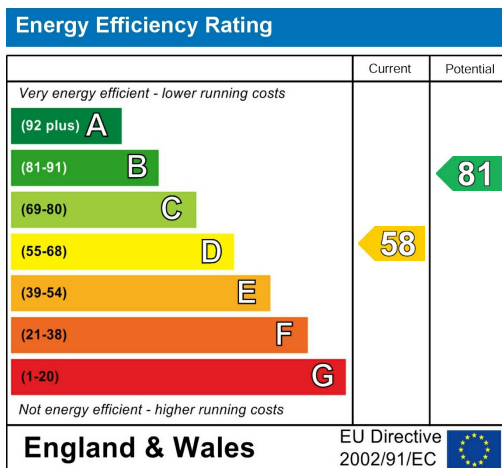
Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own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

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