

# HUNTERS®

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## Summit

Littleborough, OL15 9QX

£225,000



- DECEPTIVELY SPACIOUS
- TWO DOUBLE BEDROOMS PLUS THREE ATTIC ROOMS
- LARGE FAMILY KITCHEN DINER
- TWO BATHROOMS
- ENCLOSED GARDEN AND OFF STREET PARKING
- VIEWING HIGHLY RECOMMENDED
- FREEHOLD
- EPC RATING E
- COUNCIL TAX BAND B

Tel: 01706 390 500

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This deceptively spacious and charming stone-built end-of-terrace property offers a wonderful space and characterful features, spanning over three floors. Perfectly suited for family life, it provides off-road parking to the side and a private, paved garden at the rear. The accommodation is both generous and versatile, comprising an inviting entrance hallway, a cosy lounge with characterful touches, and a large kitchen diner that forms the heart of the home.

The first floor houses two spacious bedrooms, a family bathroom, and an en-suite to the master bedroom. The second floor offers three further attic rooms, providing plenty of space and flexibility for various uses.

The location is ideal for buyers looking for a setting where they can enjoy the neighbouring countryside and canal-side walks, yet still be within easy reach of Littleborough's village centre. Here, you'll find a variety of independent shops, restaurants, cafes, and the main line railway station. This property offers excellent accommodation and a viewing is highly recommended.

### Entrance Hall

The entrance hall features classic Victorian-style tiled flooring, with intricate patterns. A radiator ensures warmth and comfort, and there is easy access to the various rooms on the ground floor, providing a welcoming entry point to the home.

### Lounge

16'1" x 13'9" (4.92 x 4.21)

The lounge boasts a double-glazed window to the front, allowing natural light to fill the room. Exposed ceiling beams adds character and charm and a striking Mahogany fireplace serves as a focal point, complete with a log burner.

### Kitchen Diner

15'10" x 17'8" max (4.84 x 5.39 max)

The large kitchen diner is designed in a charming country style, with fitted wall and base units offering ample storage. There's a gas cooker point and plumbing for a washing machine, with further space for appliances, making it a functional space for everyday needs. A double-glazed window at the rear allows plenty of light, and the exposed ceiling beams give the room a rustic, inviting feel. The stone-flagged floor adds a touch of timeless character. A staircase leads to the first floor, while the rear door opens to a paved garden and driveway, perfect for outdoor access.

### Landing

#### Bedroom 1

15'8" x 14'4" max (4.80 x 4.38 max)

Spacious double bedroom, offering plenty of room for furnishings and relaxation. It features an en-suite bathroom for added convenience and privacy. A double-glazed window at the rear brings in natural light, while a radiator ensures the room remains warm and comfortable.

#### En-suite

6'2" x 6'5" (1.90 x 1.97)

The en-suite features a white three-piece suite, including a tiled shower enclosure, a wash basin, and a WC. A double-glazed window allows natural light to brighten the space, and a radiator adds warmth, ensuring comfort and practicality.

#### Bedroom 2

16'3" max x 10'11" (4.97 max x 3.33)

Comfortable double bedroom, featuring a double-glazed window that lets in natural light. A radiator ensures warmth. The room also includes an under-stairs storage cupboard, providing additional space for storage or organization.

### Family Bathroom

9'11" x 6'5" (3.04 x 1.97)

The family bathroom is equipped with a white four-piece suite, including a panelled bath, a separate shower, a wash basin, and a WC. Tiled walls add a clean and modern touch, while a double-glazed window allows for natural light. A heated towel rail ensures comfort and warmth, completing this well-appointed bathroom.

### Second Floor Landing

#### Attic room

10'1" max x 17'8" max (3.09 max x 5.39 max)

Featuring a Velux window, allowing natural light to brighten the space. A radiator ensures warmth, and eaves storage provides additional space for belongings. Please note, there are some height restrictions in this room due to the sloping roofline.

#### Attic room

11'3" max x 10'5" max (3.45 max x 3.20 max)

Featuring a Velux window, allowing natural light to brighten the space. A radiator ensures warmth, and eaves storage provides additional space for belongings. Please note, there are some height restrictions in this room due to the sloping roofline.

#### Attic Room

The loft room is a versatile space, featuring two Velux windows that fill the room with natural light. A radiator ensures warmth, and eaves storage cupboards provide practical storage options. Please note, there are some height restrictions in this room due to the sloping roofline, making it ideal for cozy living or various uses.

### External

Externally, the property features a block-paved driveway to the side, providing off-road parking and leading to a purpose-built storage facility for added convenience. At the rear, there is an enclosed paved charming garden, complete with a timber shed for additional storage and a seating area, perfect for outdoor relaxation and entertaining.

### Material Information - Littleborough

Tenure Type; FREEHOLD

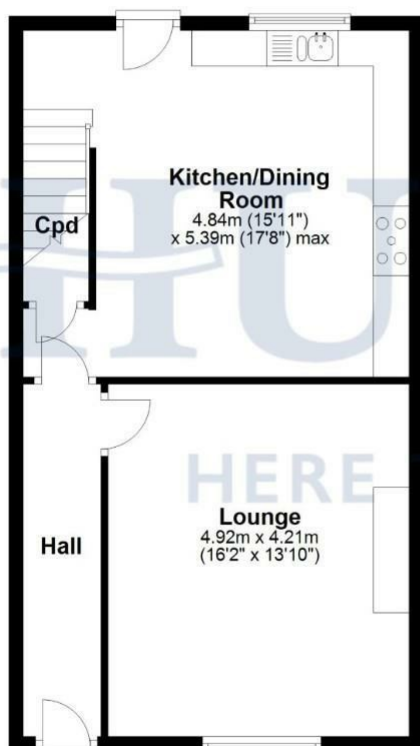
Council Tax Banding; ROCHDALE COUNCIL BAND B



# Floorplan

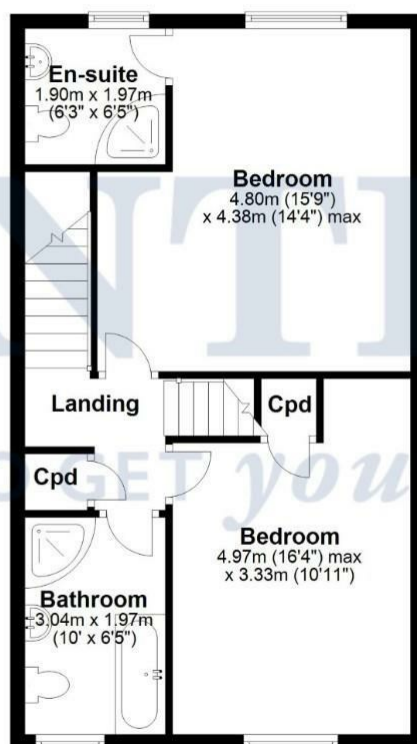
## Ground Floor

Approx. 53.2 sq. metres (572.5 sq. feet)



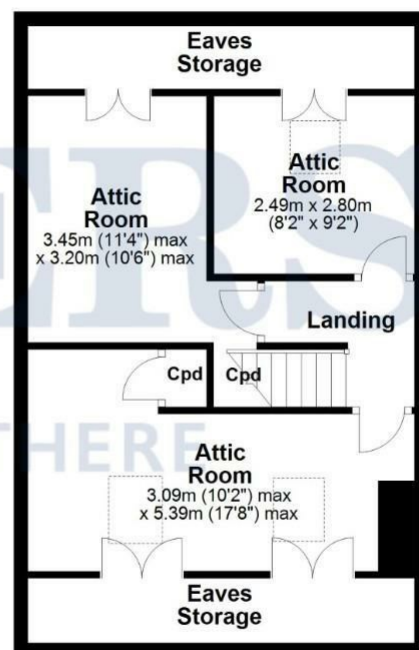
## First Floor

Approx. 53.2 sq. metres (572.5 sq. feet)



## Second Floor

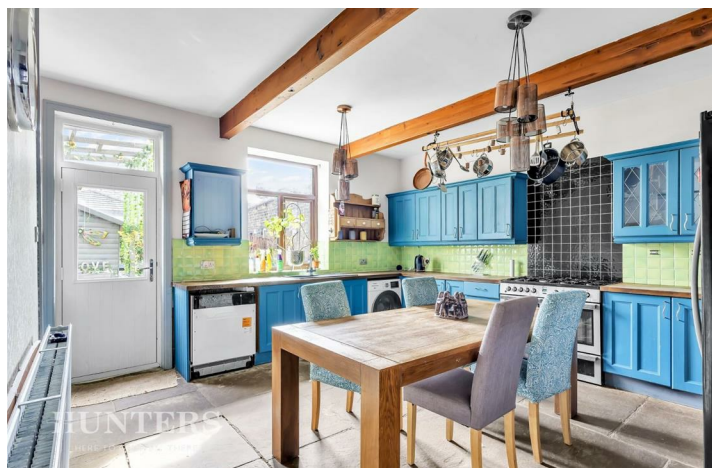
Approx. 35.8 sq. metres (385.1 sq. feet)



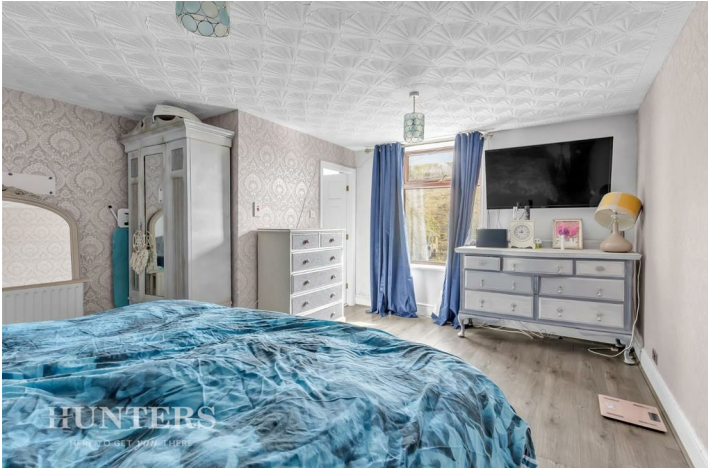
Total area: approx. 142.2 sq. metres (1530.1 sq. feet)

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.



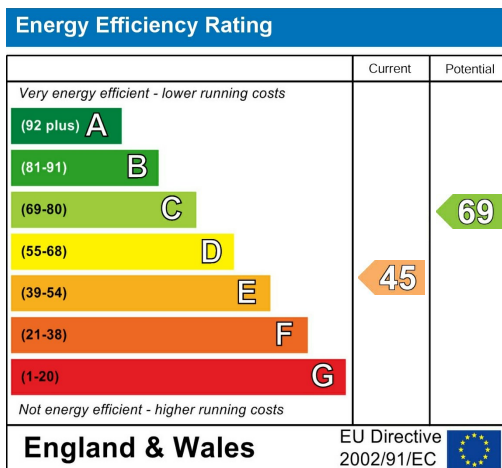








## Energy Efficiency Graph



## 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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