

HUNTERS®

HERE TO GET *you* THERE



William Street

Littleborough, OL15 8JP

£285,000



- EXTENDED SEMI DETACHED
- BEAUTIFULL EXTENDED KITCHEN
- QUALITY FIXTURES AND FITTINGS
- CONVENIENT LOCATION TO THE VILLAGE
- COUNCIL TAX BAND C

- STUNNING INTERIOR
- THREE BEDROOMS
- GARDENS AND OFF STREET PARKING
- LEASEHOLD
- EPC RATING C

Tel: 01706 390 500

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£285,000



Hunters Estate Agents are delighted to offer to the market this beautifully presented and tastefully decorated extended three-bedroom semi-detached property, which is finished to a high standard, offering quality fixtures and fittings throughout. The welcoming entrance hall leads to a spacious lounge featuring a media wall with a modern fireplace. The standout feature of the home is the stunning kitchen, with a central island, a separate sitting area, and an abundance of natural light, making it the perfect space for family living and entertaining.

Upstairs, you will find three well-proportioned bedrooms and a family bathroom. The property also benefits from an enclosed garden to the rear, ideal for outdoor relaxation, and off-street parking to the front.

Located in a convenient area with easy access to Littleborough, local schools, shops, and transport links including the mainline train station offering direct routes to Leeds and Manchester—this home is perfectly positioned for modern family life.

This truly is a property not to be missed and we highly recommend an internal viewing.

Entrance Hall

A welcoming entrance hall with stairs leading to the first floor and doors providing access to the downstairs accommodation. Tastefully decorated, it creates an inviting first impression of the home.

Downstairs WC

Modern WC featuring a stylish two-piece suite, offering both convenience and contemporary design.

Lounge

13'5" x 11'3" (4.10 x 3.45)

Spacious lounge with a front-facing window, allowing plenty of natural light. Features a stylish media wall with a high-quality inset electric fire, creating a cozy and modern focal point.

Extended Kitchen

17'11" x 17'6" max (5.48 x 5.35 max)

An extended, stunningly designed kitchen featuring high-quality fitted units and top-of-the-line appliances. Includes a built-in Rangemaster oven, integrated full-length fridge and freezer, and a butler pantry housing a microwave and other small appliances. A Quooker hot tap adds convenience, while the island provides additional seating for casual dining. The space also boasts a dedicated sitting area with a stylish media wall and inset electric fire, creating a cozy yet modern ambiance. A utility cupboard neatly houses the washing machine and tumble dryer. Five bi-fold doors open out to the garden, seamlessly blending indoor and outdoor living, while underfloor heating ensures year-round comfort.

Landing

Bedroom 1

10'9" x 11'3" (3.29 x 3.45)

A stylish and comfortable space featuring a rear aspect window, an elegant panelled wall adds charm, and a luxurious wool carpet for added warmth and comfort.

Bedroom 2

11'2" x 11'3" max (3.42 x 3.45 max)

A bright and spacious double bedroom with a front aspect, allowing plenty of natural light to fill the room.

Bedroom 3

8'1" x 9'3" max (2.47 x 2.82 max)

A versatile single room, currently used as an office but would make a lovely child's room also, with a front-facing window and a built-in storage cupboard.

Bathroom

5'10" x 5'10" (1.79 x 1.80)

A well maintained three-piece suite comprising a WC, bath with shower over, and a wash hand basin.

External

Boasting a spacious driveway to the front, this property offers convenient off-road parking. The rear garden is a private sanctuary, fully enclosed for ultimate peace and security, providing a perfect space for outdoor relaxation or entertaining.

Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 770

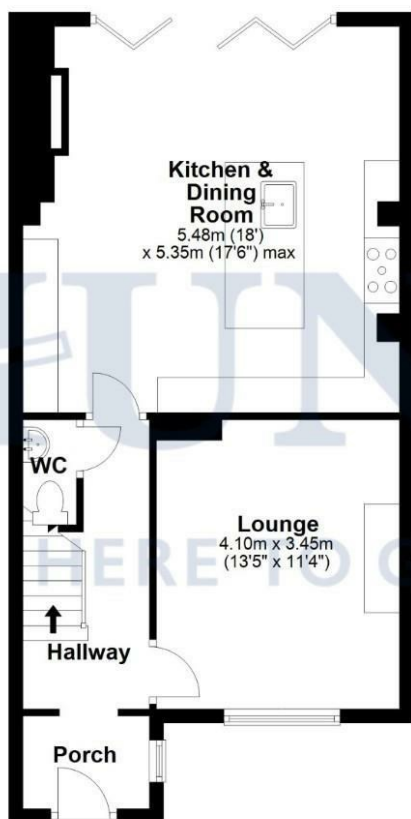
Leasehold Annual Ground Rent Amount: £75.00

Council Tax Banding; ROCHDALE COUNCIL
BAND C

Floorplan

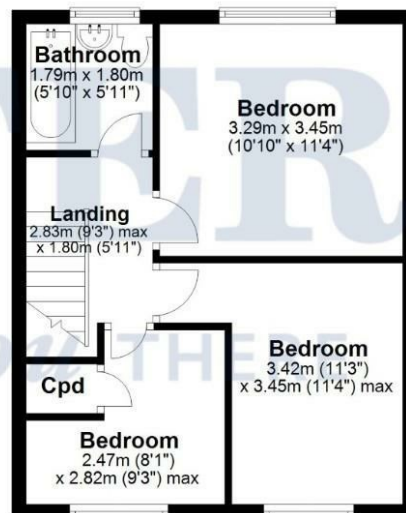
Ground Floor

Approx. 54.5 sq. metres (586.4 sq. feet)



First Floor

Approx. 36.4 sq. metres (391.7 sq. feet)

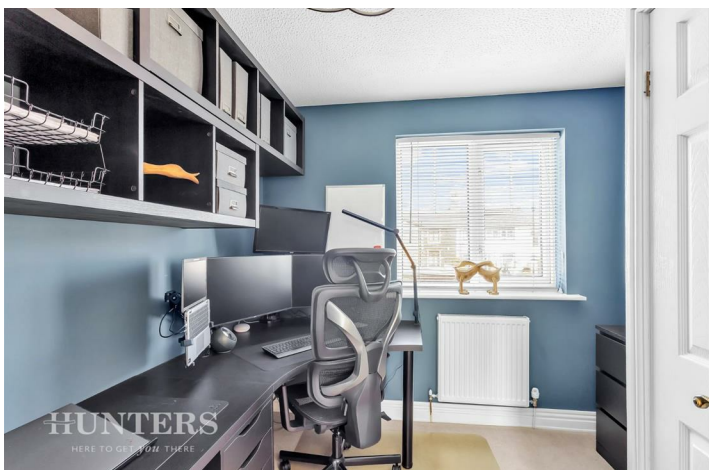


Total area: approx. 90.9 sq. metres (978.1 sq. feet)

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.

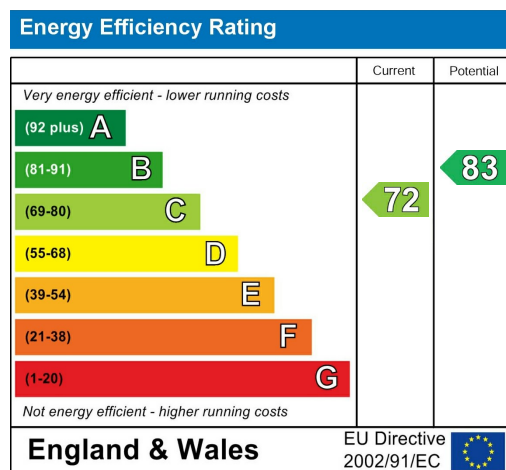
Created by EveryCloud Photography on behalf of Hunters Littleborough
Plan produced using PlanUp.







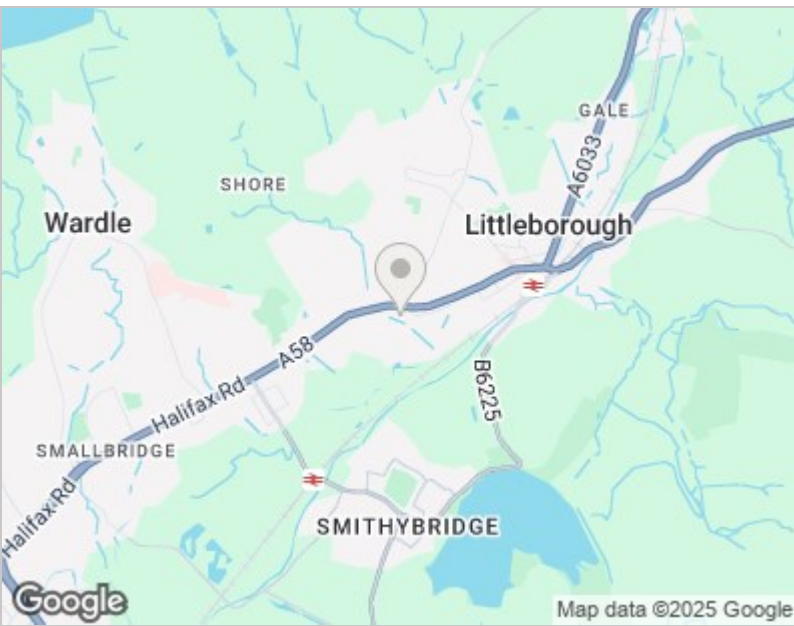
Energy Efficiency Graph



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
<https://www.hunters.com>

