

HUNTERS®

HERE TO GET *you* THERE



Clough Road

Littleborough, OL15 9JZ

£225,000



- DECEPTIVELY SPACIOUS STONE BUILT PROPERTY
- TWO BATHROOMS
- GARDEN TO THE REAR
- OFFERED WITH NO ONWARD CHAIN
- EPC RATING C

- FOUR BEDROOMS
- RECENTLY RENOVATED THROUGHOUT WITH CHARACTER FEATURES
- OPEN COUNTRYSIDE VIEWS
- COUNCIL TAX BAND A
- LEASEHOLD

Tel: 01706 390 500

Clough Road

Littleborough, OL15 9JZ

£225,000



Hunters Estate Agents are delighted to offer this spacious four bedroom home, enjoying countryside views. This stone-built home offers modern accommodation across three floors, yet still maintaining character and charm. Featuring a bright lounge and modern dining kitchen to the ground floor, to the first floor offers two bedrooms and a shower room. A further two bedrooms and a bathroom can be located to the second floor. Enjoying a private, low-maintenance rear garden with open countryside views. Located in a semi-rural spot perfect for walkers, yet close to Littleborough village and rail links to Leeds and Manchester. Viewings are highly recommended to appreciate this move-in ready property and offered with NO ONWARD CHAIN.

Lounge

14'6" x 14'2" (4.43 x 4.32)

A bright and spacious lounge boasting an exposed brick fireplace that adds rustic charm and warmth.

Kitchen

9'7" x 14'2" max (2.94 x 4.32 max)

A modern shaker-style kitchen fitted with a comprehensive range of wall and base units, featuring a sink, electric oven, gas hob, and an overhead extractor fan. Thoughtfully designed with plumbing for a washing machine and ample space for both a tumble dryer and a freestanding fridge freezer, as well as a useful storage cupboard. This bright and practical space enjoys rear views over open countryside, with stair access leading to the first floor. Stair access to the cellar.

Cellar

Stair access via the kitchen.

Landing

With access to all first floor rooms and stair access to the second floor.

Bedroom one

13'0" x 14'2" (3.97 x 4.32)

A generously sized double bedroom situated at the front of the property, featuring an exposed brick decorative fireplace and a striking feature wall that adds warmth and character to the space.

Bedroom two

7'7" x 8'3" (2.32 x 2.54)

A further bedroom positioned at the rear of the property, ideal for use as a children's room or home office, and benefiting from stunning views over the surrounding countryside.

Shower room

3'2" x 8'3" (0.98 x 2.54)

A contemporary fitted shower room, fully tiled

throughout, featuring a walk-in shower, low-level WC, vanity wash hand basin, and a heated towel rail for added comfort.

Second floor landing

With access to all second floor rooms.

Bedroom three

10'9" x 13'10" (3.29 x 4.24)

A spacious and bright front-facing bedroom, featuring exposed wooden beams and two Velux windows that flood the room with natural light.

Bedroom four

7'0" x 8'2" (2.14 x 2.51)

A further bedroom located to the rear of the property, featuring exposed beams and a Velux window creating a light and warm feel.

Bathroom

5'0" x 8'2" (1.53 x 2.51)

A well-appointed bathroom located on the second floor, featuring stylish partly tiled walls and attractive parquet-style flooring. The suite comprises a bath with overhead shower, low-level WC, wash hand basin, and a heated towel rail—combining practicality with comfort and classic design touches.

External

Occupying an elevated position, the front of the property features a charming paved seating area. To the rear, a fantastic low-maintenance garden awaits, complete with an artificial lawn, attractive Indian stone paving and planting beds. This outdoor space is ideal for relaxing or entertaining while taking in the beautiful countryside views.

Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 935

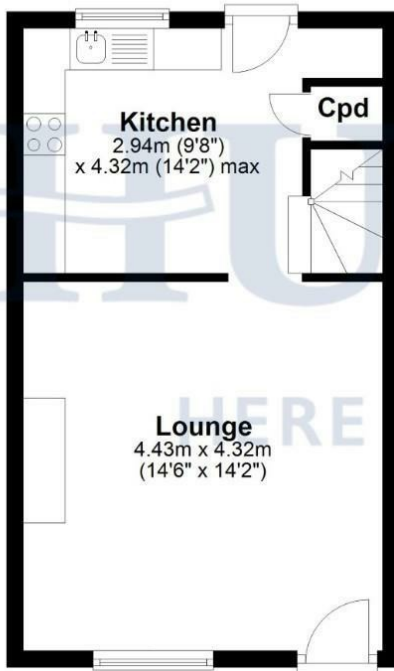
Leasehold Annual Ground Rent Amount £

Council Tax Banding; ROCHDALE COUNCIL
BAND A

Floorplan

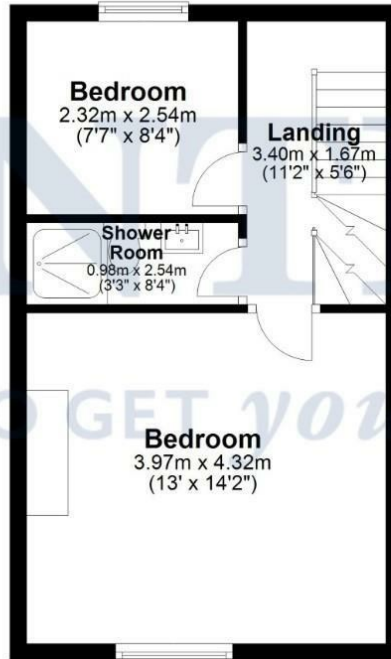
Ground Floor

Approx. 32.3 sq. metres (347.2 sq. feet)



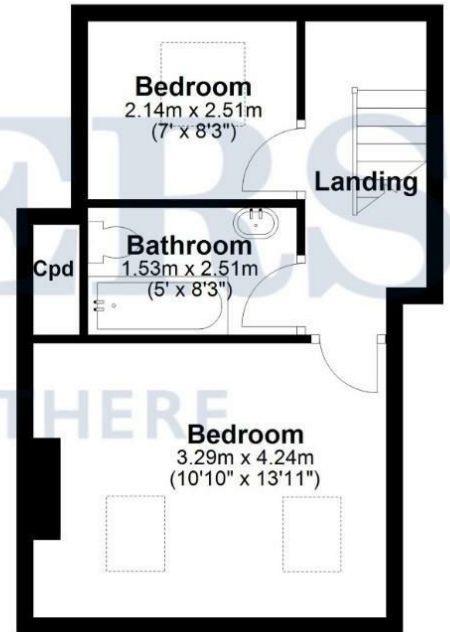
First Floor

Approx. 32.3 sq. metres (347.2 sq. feet)



Second Floor

Approx. 30.3 sq. metres (325.9 sq. feet)

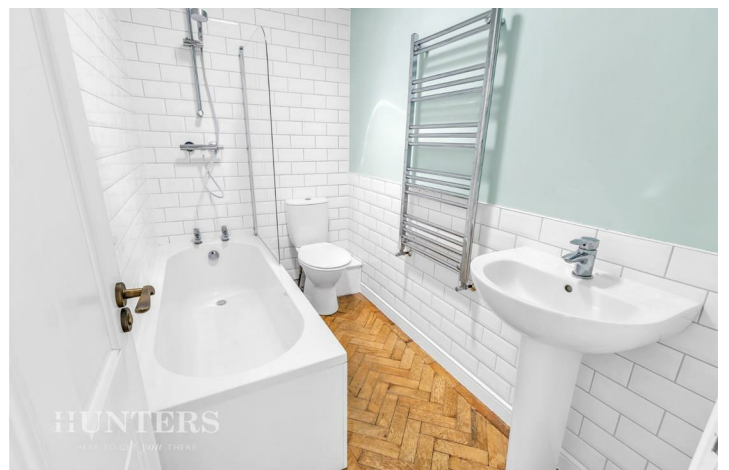


Total area: approx. 94.8 sq. metres (1020.2 sq. feet)

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.

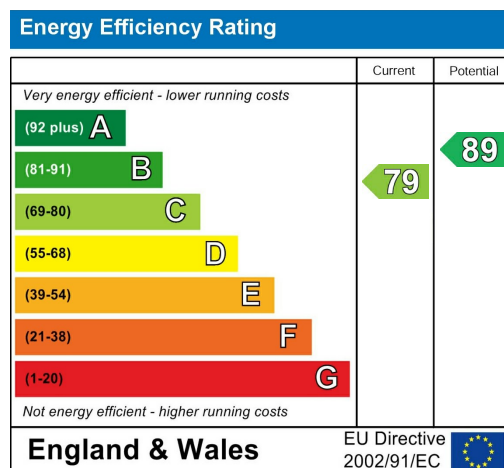
Created by EveryCloud Photography on behalf of Hunters Littleborough
Plan produced using PlanUp.







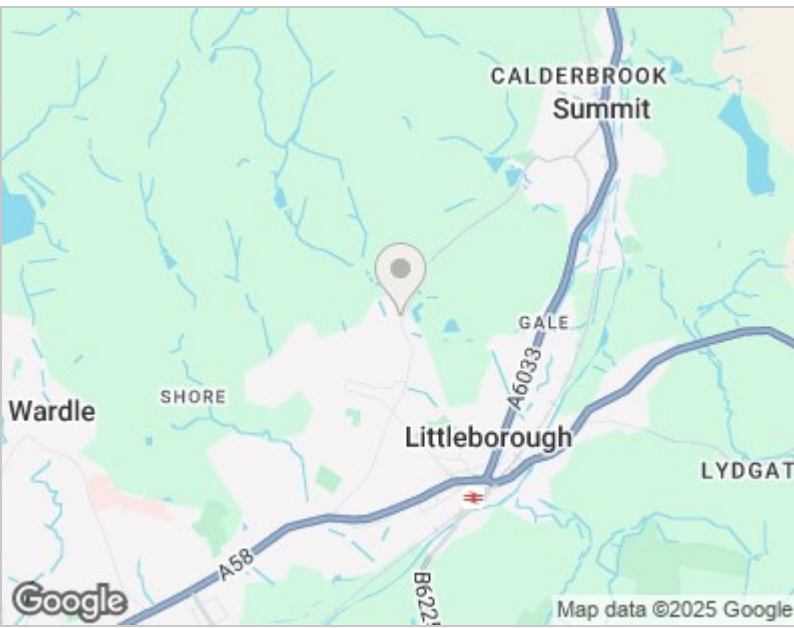
Energy Efficiency Graph



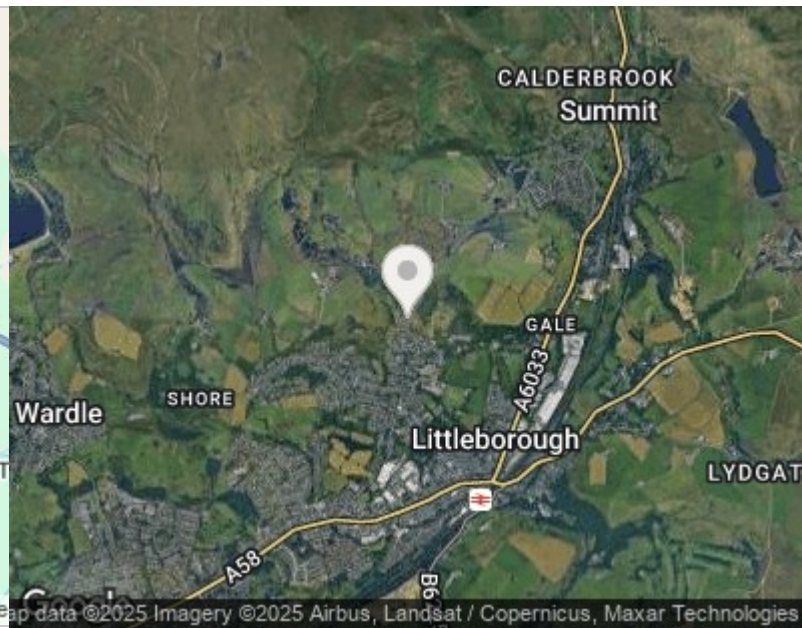
Viewing

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>

