

# HUNTERS®

HERE TO GET *you* THERE



## Whitelees Road

Littleborough, OL15 8EF

£139,950



- MID TERRACED PROPERTY
- DINING KITCHEN
- DOWNSTAIRS BATHROOM
- CLOSE TO LITTLEBOROUGH VILLAGE
- COUNCIL TAX BAND A

- TWO DOUBLE BEDROOMS
- UTILITY AREA
- YARD TO THE REAR
- EPC RATING D
- FREEHOLD

Tel: 01706 390 500

# Whitelees Road

Littleborough, OL15 8EF

£139,950



Situated within walking distance of Littleborough village, this spacious two-bedroom terraced property offers convenient access to a range of local amenities including shops, schools, and a mainline train station with direct links to both Manchester and Leeds city centres.

Perfect as a first-time buy or investment opportunity, the accommodation briefly comprises a generously sized lounge, a large open-plan dining kitchen, utility room, and a family bathroom on the ground floor. Upstairs, the first floor features two spacious double bedrooms.

Externally, the property benefits from a private, enclosed yard – ideal for relaxing or entertaining outdoors.

Early viewings are highly recommended to fully appreciate the size and potential of this larger-than-average home.



### Lounge

13'11" x 13'9" (4.25 x 4.20)

A generously sized lounge is located to the front of the property, accessed via a welcoming vestibule—perfect for storing coats and shoes. The lounge features a charming gas fireplace, adding a cosy focal point to the room. Double doors open into the dining kitchen, enhancing the sense of space and creating an open-plan flow ideal for modern living.

### Dining Kitchen

14'5" x 13'9" (4.40 x 4.20)

The spacious dining kitchen features a range of wall and base units, a stainless steel sink, and ample space to accommodate a freestanding cooker, fridge freezer, and tumble dryer. Offering plenty of room for a large dining table, this area is perfect for both everyday family meals and entertaining. Stairs leading to the first floor are conveniently located within the kitchen, enhancing the open-plan layout.

### Utility Area

With plumbing for a washing machine, useful storage cupboard and access to the rear yard.

### Downstairs Bathroom

6'7" x 5'1" (2.01 x 1.56)

The family bathroom is located on the ground floor and comprises a low-level WC, wash hand basin, and a paneled bath with an overhead electric shower. A practical and functional space, ideal for everyday use.

### Landing

With access to all first floor bedrooms.

### Bedroom 1

15'5" x 13'9" (4.71 x 4.20)

A larger-than-average double bedroom is located to the front of the property, offering ample space for bedroom furniture and benefiting from plenty of natural light, creating a bright and welcoming atmosphere.

### Bedroom 2

13'9" x 12'11" (4.20 x 3.94)

A further double bedroom located to the rear of the property with useful storage cupboard and also where the boiler can be located.

### External

To the rear of the property is a private, enclosed yard featuring a paved patio area and a small lawned garden—perfect for enjoying outdoor dining, relaxing in the sun, or creating a low-maintenance outdoor retreat.

### Material Information - Littleborough

Tenure Type; FREEHOLD

Council Tax Banding; ROCHDALE COUNCIL  
BAND A

# Floorplan

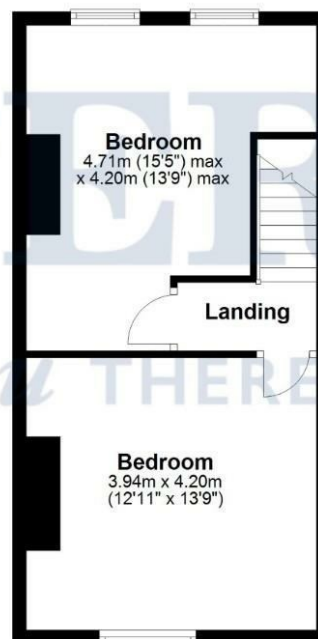
## Ground Floor

Approx. 41.9 sq. metres (451.4 sq. feet)



## First Floor

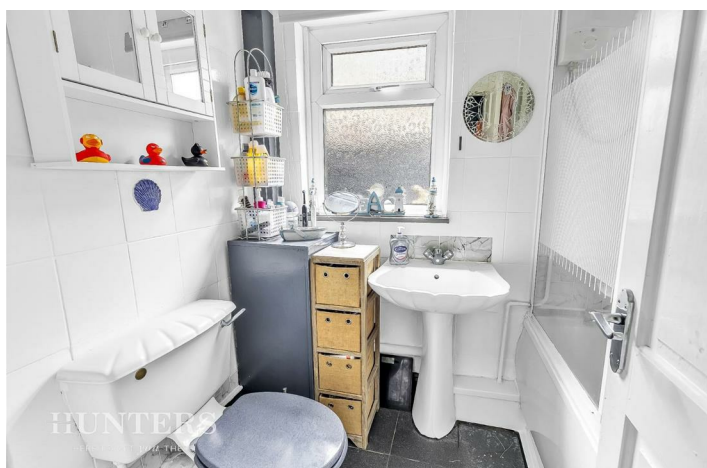
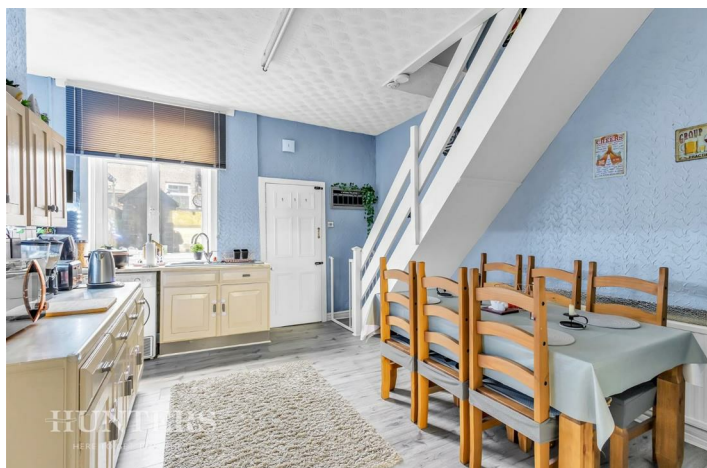
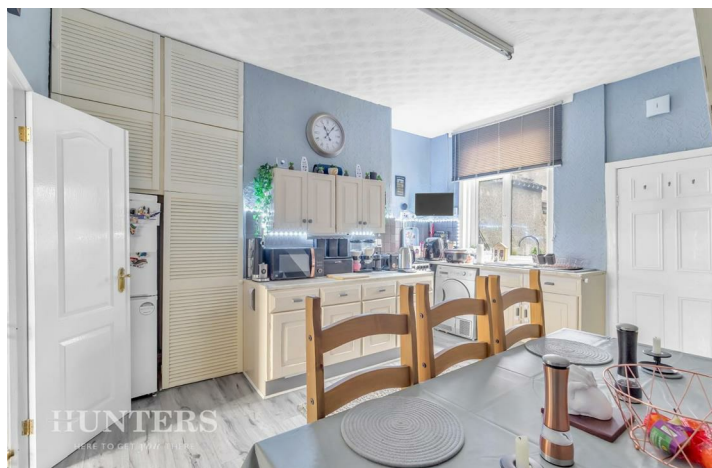
Approx. 36.7 sq. metres (395.3 sq. feet)



Total area: approx. 78.7 sq. metres (846.7 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.

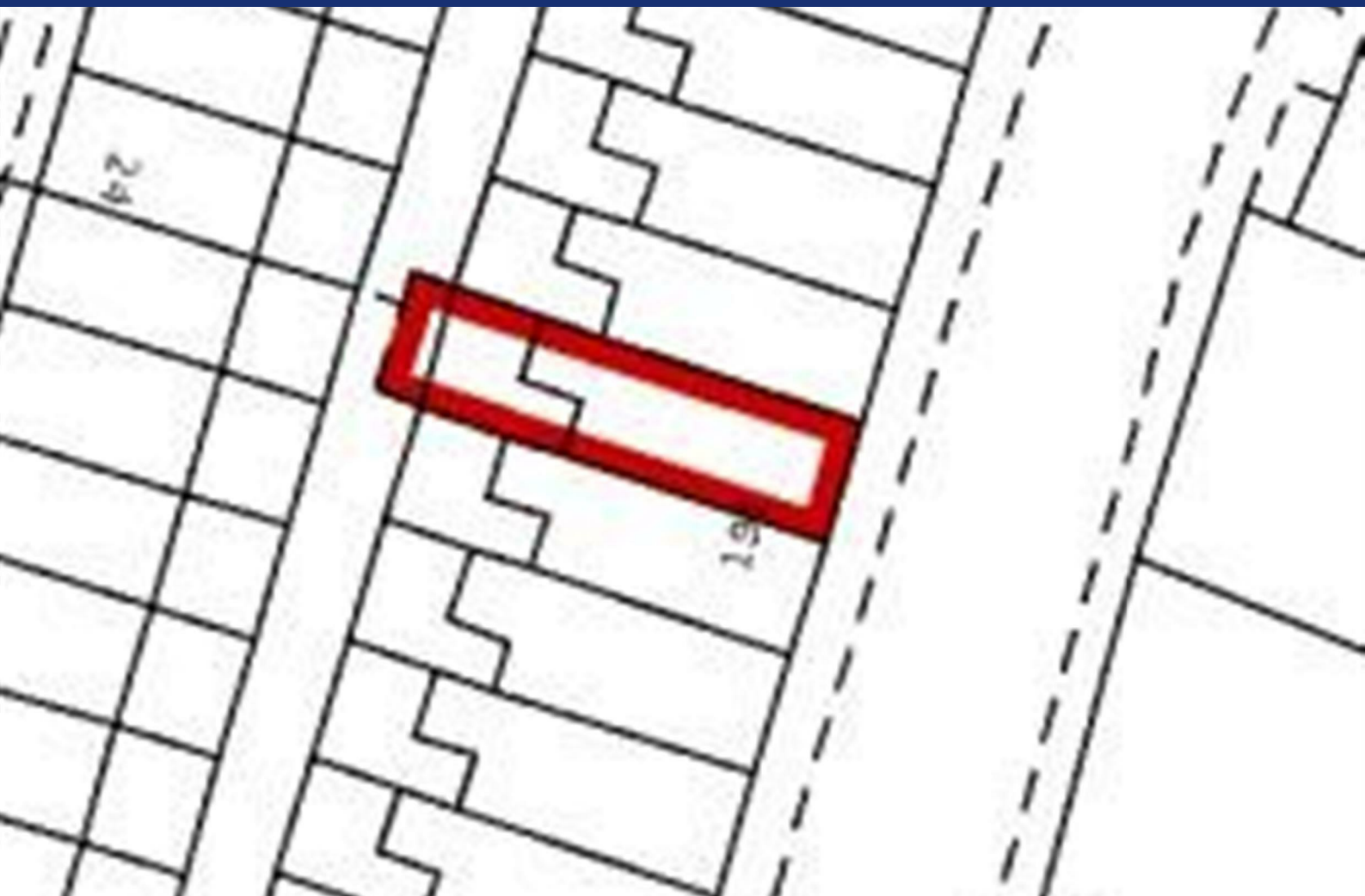
Created by EveryCloud Photography on behalf of Hunters Littleborough  
Plan produced using PlanUp.



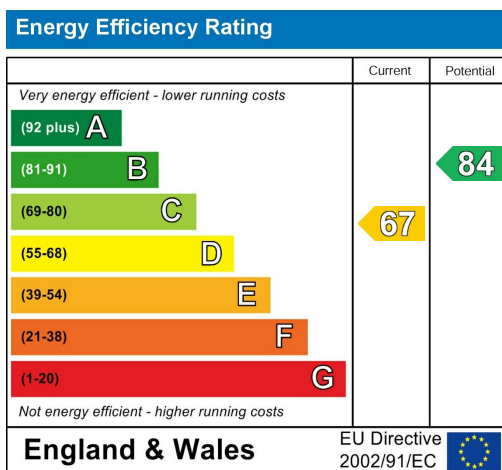








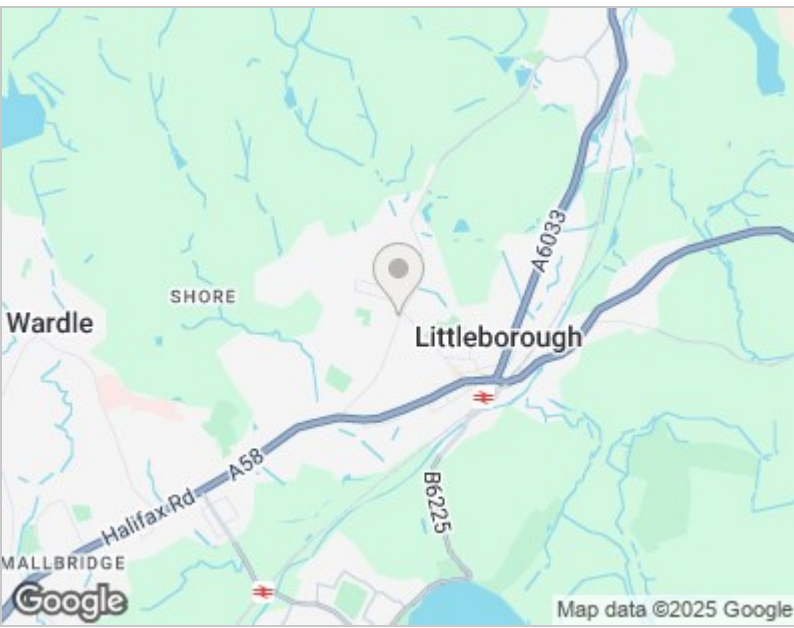
## Energy Efficiency Graph



## 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](mailto:littleborough@hunters.com)  
<https://www.hunters.com>

