



Summit, Littleborough, OL15 9QX

- DOUBLE FRONTED CHARACTER WEAVERS COTTAGE
- TWO DOUBLE BEDROOMS
- CHARMING AND CHARACTERFUL

- SOLD WITH NO CHAIN
- COUNCIL TAX BAND B

- SPACIOUS ACCOMMODATION
- FOUR PIECE BATHROOM SUITE
- SEMI RURAL LOCATION CLOSE TO CANAL TOWPATH & OPEN COUNTRYSIDE
- EPC RATING D
- FREEHOLD

£160,000



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DESCRIPTION

This charming character back-to-back double-fronted weavers' cottage, originally two separate properties, is brimming with charm and period features. Offering spacious accommodation, it comprises a generous lounge, a large dining kitchen, two good-sized double bedrooms, and a four-piece bathroom suite. The property is garden-fronted with an enclosed paved cottage garden.

Perfect for a variety of buyers, from first-time purchasers to those looking to downsize, the home enjoys a superb location close to open countryside in Summit. It is conveniently situated just a couple of miles from both Littleborough and Walsden railway stations, providing easy access to Manchester and Leeds. The nearby canal towpath is perfect for keen walkers and cyclists. Sold with no onward chain, a viewing is highly recommended to fully appreciate this home.



Lounge

18'1" x 15'10" max

A uPVC front door opens into a spacious and charming lounge, featuring a gas fire set within an attractive stone fireplace. A mullioned window to the front aspect allows plenty of natural light to flood the room. There is also a useful under-stairs storage cupboard and a staircase leading to the first floor.

Dining Kitchen

12'10" x 15'3"

The generously sized dining kitchen is fitted with a range of base and wall units, offering ample storage and workspace. There is space and plumbing for various appliances, along with a useful built-in storage pantry. Windows to both the side and front aspects provide plenty of natural light. While functional, the kitchen would benefit from modernisation, offering great potential to personalise.

Landing

A spacious landing area featuring a range of built-in storage cupboards, with access to the bathroom, bedroom two, and the loft.

Bedroom 1

12'10" x 15'3"

Bedroom one is accessed via the bathroom and offers a large double room, featuring a range of fitted wardrobes and a matching dresser. Windows to both the front and side aspects allow for plenty of natural light.

Bathroom

10'9" x 8'0"

A Jack and Jill bathroom, conveniently accessed from both the landing and bedroom one. This well-appointed space features a four-piece suite, including a panelled bath, separate shower cubicle, WC, and a wash hand basin set within a vanity unit. A window to the front aspect allows natural light to brighten the room, adding to the sense of space and good for ventilation.

Bedroom 2

18'1" x 7'5"

A charming double bedroom, boasting an exposed stone chimney breast that adds character. A window to the front aspect fills the room with natural light, enhancing its cosy and inviting atmosphere.

External

To the front, a small paved cottage garden, enclosed by fencing, it is complemented by a selection of attractive planters, creating a welcoming and quaint outdoor space.

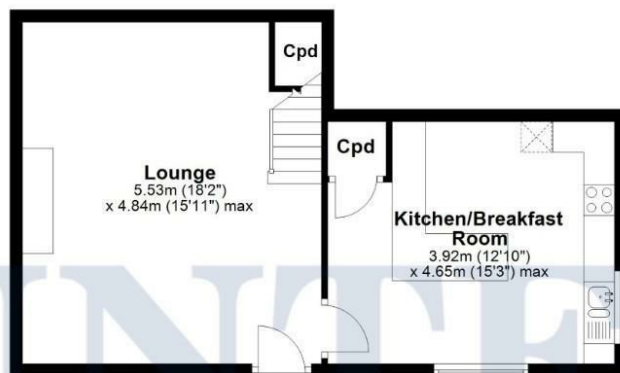
Material Information - Littleborough

Tenure Type; FREEHOLD

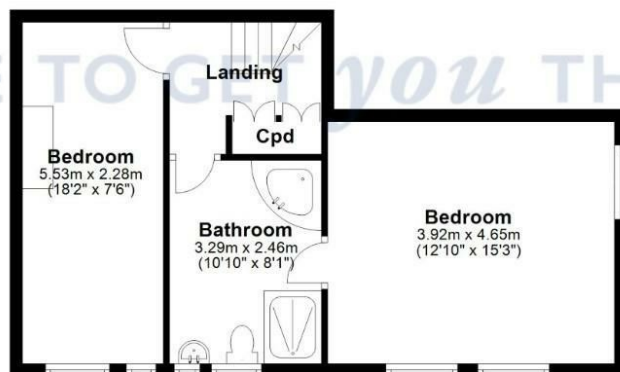
Council Tax Banding; ROCHDALE COUNCIL BAND B



Ground Floor
Approx. 45.5 sq. metres (490.1 sq. feet)



First Floor
Approx. 45.4 sq. metres (488.8 sq. feet)



Total area: approx. 90.9 sq. metres (978.9 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.

Viewings

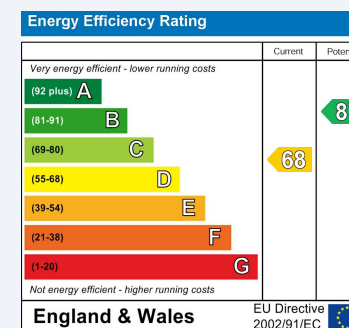
Please contact littleborough@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

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