

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Riverstone Bridge

Littleborough, OL15 8JF

£318,500



- DOUBLE FRONTED EXTENDED SEMI DETACHED FAMILY HOME
- TWO BATHROOMS PLUS DOWNSTAIRS WC
- CUL-DE-SAC LOCATION, WALKING DISTANCE TO LITTLEBOROUGH VILLAGE
- DRIVEWAY PARKING
- COUNCIL TAX BAND D
- FOUR DOUBLE BEDROOMS
- FANTASTIC ADDITIONAL KITCHEN AND LIVING SPACE
- GARDENS TO FRONT AND REAR
- EPC RATING C
- LEASEHOLD

Tel: 01706 390 500

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Hunters Estate Agents are delighted to offer for sale this extended **FOUR DOUBLE BEDROOM** semi-detached property, ideally situated in a highly sought-after cul-de-sac within a popular residential development. The location provides excellent access to a range of local amenities including shops, well-regarded schools, and convenient rail links to both Manchester and Leeds city centres.

The property is well maintained and tastefully presented throughout, benefiting from gas central heating and double glazing. The accommodation briefly comprises an entrance porch, a guest WC, a spacious lounge, and a modern dining kitchen. Upstairs there are four well-proportioned bedrooms, including a master bedroom with en-suite facilities, in addition to a separate family bathroom.

The ground floor extension adds a valuable space, complete with its own kitchen and dining area. This versatile addition offers a variety of potential uses, such as independent living for a family member, a home office, or additional entertaining space.

Externally, the property features a small front garden and a driveway providing off-road parking. To the rear, there is a pleasant garden area.

This is a superb family home in a desirable and convenient location. Early viewing is highly recommended to appreciate everything this property has to offer.

### Entrance hall

A welcoming entrance hall offering access to the spacious lounge and a convenient downstairs WC.

### Cloakroom

The downstairs WC is fitted with a low-level toilet and a wash hand basin.

### Lounge

15'11" x 14'7" (4.86 x 4.46)

A generously sized lounge situated at the front of the property, featuring a gas fireplace and stairs leading to the first floor.

### Dining kitchen

8'4" x 14'7" (2.56 x 4.46)

A modern dining kitchen fitted with a range of wall and base units, a stainless steel sink, built-in oven, and gas hob with an overhead extractor fan. The kitchen provides ample space for a large freestanding fridge freezer and a dining table, along with the added benefit of a useful pantry cupboard. Patio door open out to the rear garden, ideal for entertaining.

### Kitchen/ reception room

24'8" x 8'7" (7.52 x 2.62)

A fantastic addition to the home, this versatile space is currently fitted with a kitchen comprising a range of wall and base units, a stainless steel sink, double oven, gas hob with overhead extractor fan, plumbing for a washing machine, and space for a tumble dryer. Offering ample room for both dining and living, this area would make an ideal annex and lends itself to a variety of uses, including a home office, playroom, or additional living space.

### Landing

7'9" x 6'0" (2.38 x 1.83)

With access to all first floor bedrooms.

### Bedroom one

12'9" x 8'7" (3.89 x 2.62)

A spacious master bedroom located to the rear of the property.

### En-suite shower room

4'3" x 8'7" (1.31 x 2.62)

A modern fitted shower room, comprising of a low level WC, wash hand basin and shower cubicle.

### Bedroom two

14'1" x 8'3" (4.30 x 2.53)

The original master bedroom, a double bedroom located to the front of the property.

### Bedroom three

10'0" max x 14'11" max (3.07 max x 4.55 max)

A further double bedroom located to the front of the property.

### Bedroom four

10'3" x 8'3" max (3.13 x 2.53 max)

The smallest of the four bedrooms, yet still a double bedroom located to the rear of the property over looking the garden.

### Bathroom

6'6" x 6'7" (1.99 x 2.02)

A stylish, partly tiled family bathroom featuring a low-level WC, wash hand basin, panelled bath, and a heated towel rail.

### Gardens and parking

Driveway parking is available to the front of the property, providing space for two vehicles. The home boasts well-maintained gardens, with a neatly kept front lawn and a generous rear garden featuring a spacious lawn and a raised decking area—perfect for outdoor seating and entertaining.

### Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 972

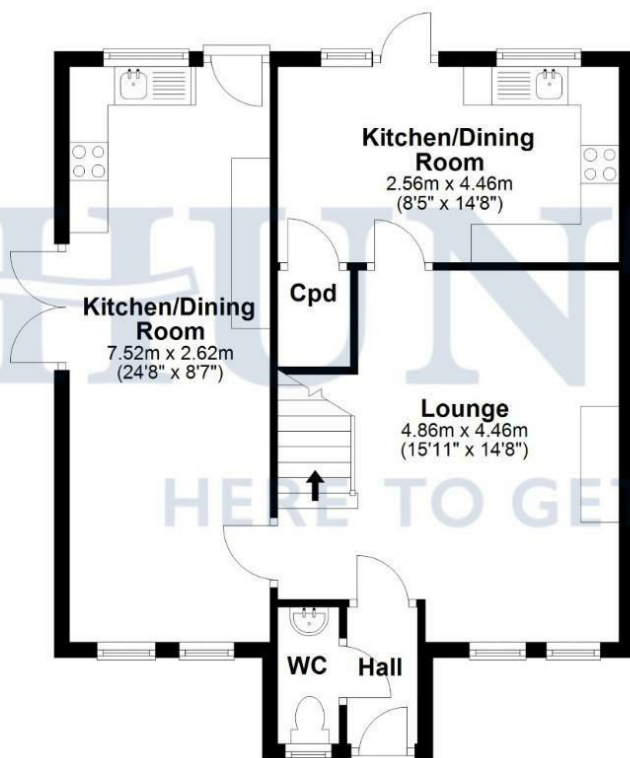
Leasehold Annual Ground Rent Amount £75  
REDUCIBLE TO £65

Council Tax Banding; ROCHDALE COUNCIL  
BAND D

# Floorplan

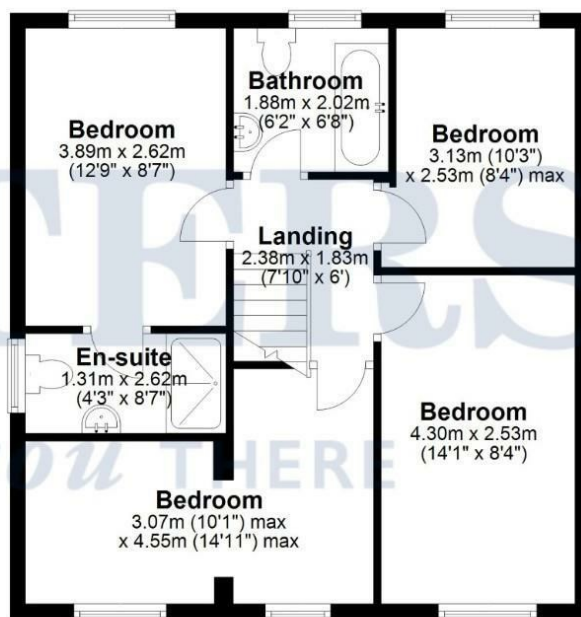
## Ground Floor

Approx. 56.5 sq. metres (607.6 sq. feet)



## First Floor

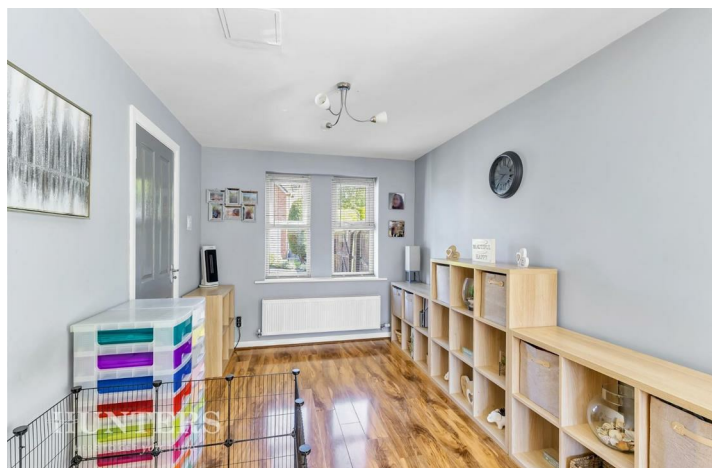
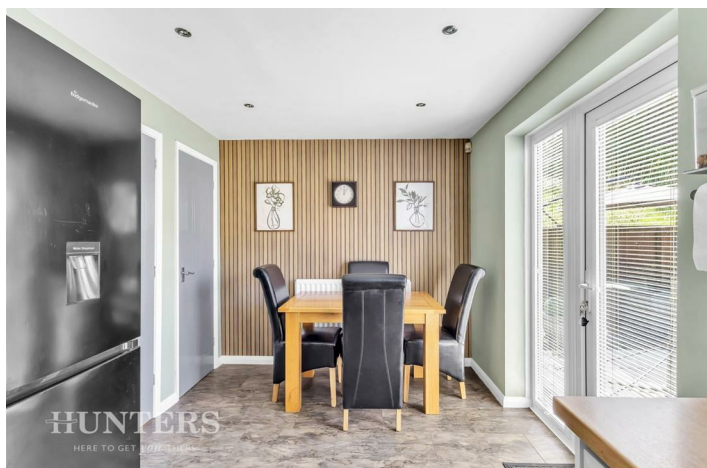
Approx. 54.0 sq. metres (581.5 sq. feet)



Total area: approx. 110.5 sq. metres (1189.1 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.

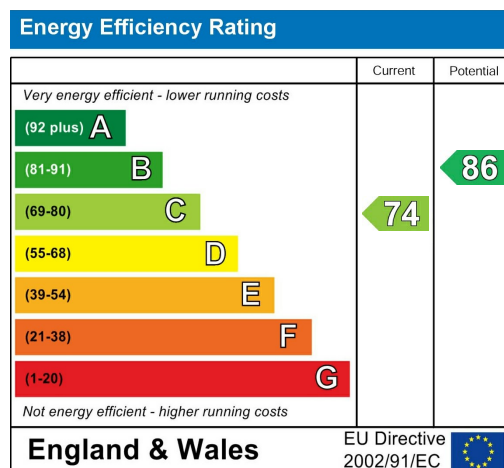
Created by EveryCloud Photography on behalf of Hunters Littleborough  
Plan produced using PlanUp.







## 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.

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