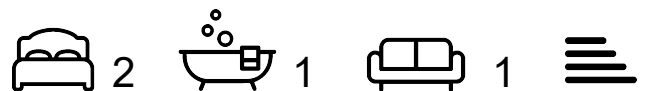




## Paul Row

Littleborough, OL15 9QG

Offers In Excess Of £200,000



- CHARMING COTTAGE
- FABULOUS GARDEN SURROUNDED BY COUNTRYSIDE
- LOUNGE & BREAKFAST KITCHEN
- BATHROOM
- LEASEHOLD

- GRADE II LISTED
- CHARACTER FEATURES INCLUDING WOOD BURNER
- TWO BEDROOMS
- SOLD WITH NO CHAIN
- COUNCIL TAX BAND A

# Paul Row

Littleborough, OL15 9QG

Offers In Excess Of £200,000



Enjoying a picturesque setting on the edge of open countryside while remaining conveniently close to the heart of Littleborough and its array of local amenities, this charming Grade II Listed cottage is proudly presented to the market by Hunters Estate Agents.

Rich in character and period features, the home offers a welcoming ground floor layout with a generously sized lounge and a quality breakfast kitchen. Upstairs, you'll find two comfortable bedrooms and a family bathroom.

Outside, the property benefits from a beautifully kept and easy to maintain rear garden ideal for outdoor dining, and relaxation (leased from Rochdale Council for just £100 per year), all backing onto stunning rural views.

This delightful home is available with no onward chain, and early viewing is strongly advised to fully appreciate what's on offer.



### Lounge

15'3" x 13'10" (4.66 x 4.24)

The lounge is a bright and inviting space, enhanced by exposed beams that add character and warmth. A striking feature fireplace with a multi-fuel stove serves as the focal point of the room, creating a cosy atmosphere. Front aspect windows allow plenty of natural light to flow in, while built-in storage offers practical convenience. Stairs to the first floor rise from this charming living area, completing the welcoming feel of the space.

### Breakfast Kitchen

15'3" x 7'2" (4.66 x 2.20)

The kitchen is fitted with a high-quality in-frame solid wood units. It features a built-in oven, electric hob, integrated fridge and freezer, and space for a washing machine. A rear-facing window and door provide pleasant views and direct access to the garden, while there's ample space for a breakfast table, making it a practical and sociable area for everyday living.

### Landing

12'6" x 5'10" (3.83 x 1.78)

The landing benefits from a window that offers a lovely outlook, filling the space with natural light. It also features a built-in cupboard housing the boiler, along with an additional storage cupboard for added convenience.

### Bedroom 1

15'5" x 9'1" (4.70 x 2.77)

Spacious double room with a front aspect window allowing for plenty of natural light. It features fitted wardrobes with sleek sliding doors, providing excellent storage, and is beautifully finished with an exposed stone chimney breast that adds a touch of rustic character.

### Bedroom 2

8'6" x 6'5" (2.61 x 1.96)

Bedroom Two is a comfortable single room with a window to the front aspect, offering natural light. It also includes a built-in storage cupboard, making it a practical space for a child's room, home office, or guest room.

### Bathroom

9'1" x 5'8" (2.77 x 1.74)

Three-piece suite, including a low-level WC, wash hand basin, and a bath with a shower over. It also offers a convenient storage cupboard and a window to the rear, allowing for natural light to brighten the space and adds ventilation.

### Garden

The garden has been beautifully designed for ease of maintenance, featuring two decked areas perfect for outdoor seating and relaxation. The space is laid with Astro turf, providing a neat, low-maintenance lawn. The garden is fully enclosed for privacy and security and is rented from the council for £100 per annum.

### Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 795

Leasehold Annual Ground Rent Amount; £1.17s.0d

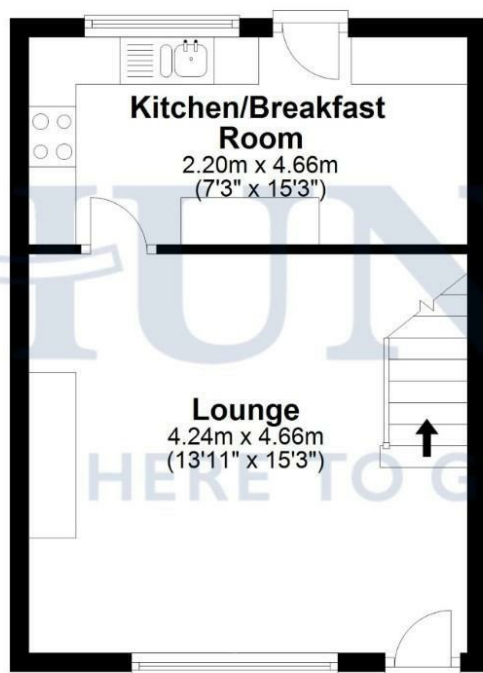
Garden Leased from Rochdale Council at £100 pa

Council Tax Banding; ROCHDALE COUNCIL BAND A

## Floorplan

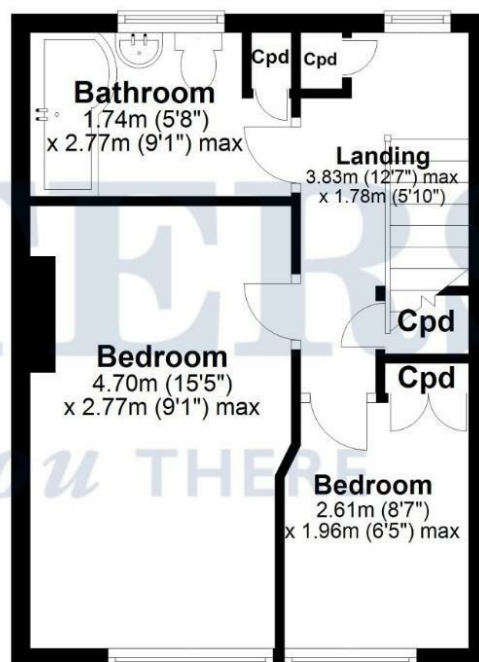
### Ground Floor

Approx. 30.4 sq. metres (327.6 sq. feet)



### First Floor

Approx. 30.4 sq. metres (327.6 sq. feet)



Total area: approx. 60.9 sq. metres (655.2 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.











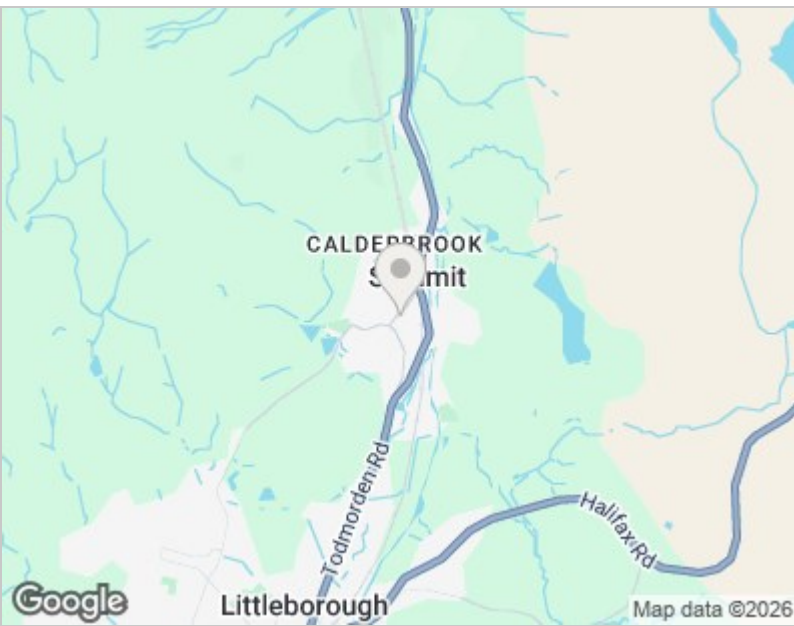
## Energy Efficiency Graph

## Viewing

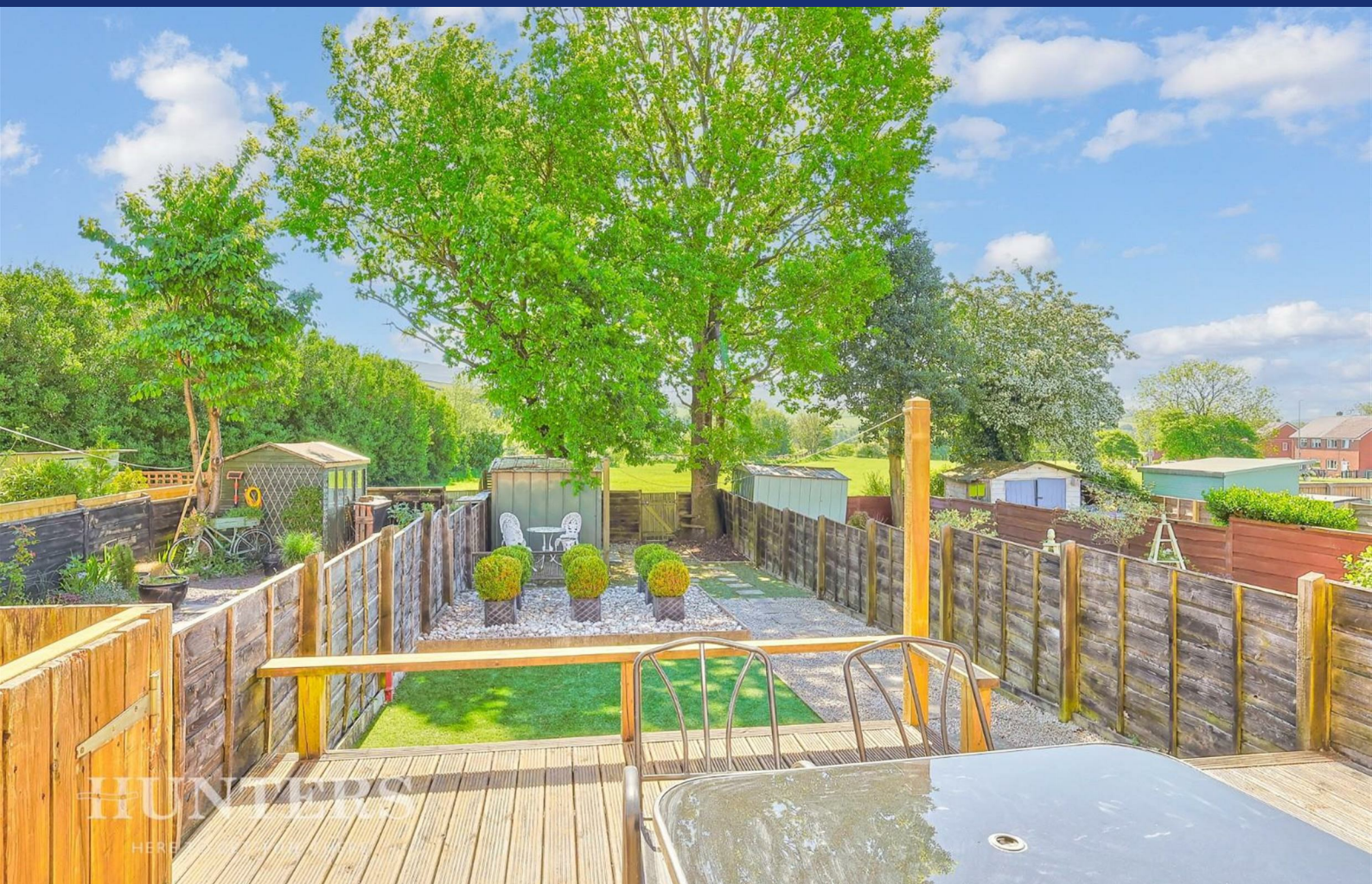
Please contact our Hunters Littleborough Office on 01706 390 500 if you wish to arrange a viewing appointment for this property or require further information.



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.

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