

HUNTERS®

HERE TO GET *you* THERE



Spring Thyme Fold

Littleborough, OL15 8DJ

£425,000



- STYLISH DETACHED FAMILY HOUSE
- THREE BATHROOMS PLUS WC
- LARGE REAR GARDEN
- VIEWING HIGHLY RECOMMENDED
- COUNCIL TAX BAND F

- WELL PROPORTIONED FIVE BEDROOM
- TWO RECEPTION ROOMS
- PARKING FOR TWO CARS AND GARAGE
- LEASEHOLD
- EPC RATING C

Tel: 01706 390 500

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Littleborough, OL15 8DJ

£425,000



Tucked away in a highly desirable residential development in Littleborough, this stylish and beautifully presented five-bedroom detached home offers flexible, spacious accommodation set across three floors—perfect for a growing family.

Finished to a high standard with quality fixtures and fittings throughout, the property is both tastefully decorated and thoughtfully designed. The ground floor features two generous reception rooms, a well-appointed kitchen, a separate utility room, a downstairs WC, and access to the integral garage.

Across the upper floors, the home boasts five well-proportioned bedrooms, including a master with en-suite, a modern family bathroom, and a second-floor shower room, providing ample space for family life, guests, or home working.

Externally, the property enjoys a large rear garden, ideal for outdoor entertaining or family use, along with a driveway offering off-road parking for two vehicles and access to the garage.

Conveniently located just a short walk from Littleborough village, the home is within easy reach of a variety of local schools, shops, and the mainline train station, offering direct routes to Manchester and Leeds.

Additional benefits include gas central heating with a new boiler fitted in 2024, and double glazing throughout.

An early viewing is strongly recommended to fully appreciate the style, space, and quality this exceptional home has to offer.

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Entrance Hall

13'9" x 6'8" (4.20 x 2.04)

A welcoming entrance hall featuring attractive feature wallpaper, creating an inviting first impression. With stairs leading to the first floor and doors providing access to the main ground floor accommodation, this space sets the tone for the stylish interior throughout.

Downstairs WC

A convenient and stylish two-piece cloakroom featuring a modern white suite, including a low-level WC and a wash hand basin. Perfect for guests and everyday use.

Lounge

17'6" x 11'3" (5.35 x 3.45)

A light and bright reception room featuring a front-facing bay window that fills the space with natural light. The room is tastefully decorated and includes a gas feature fireplace, creating a warm and welcoming focal point—ideal for relaxing or entertaining.

Dining Room

11'0" x 10'7" (3.37 x 3.24)

A stunning space with a feature high ceiling, enhanced by two skylights that flood the room with natural light. French doors open out onto the rear garden, creating a seamless indoor-outdoor flow—perfect for entertaining. The room also boasts newly laid flooring and opens directly into the kitchen, offering a sociable and contemporary layout.

Kitchen

11'3" x 11'0" (3.45 x 3.37)

Fitted with a range of base and wall units, this stylish kitchen features attractive tiled flooring and a host of integrated appliances, including a built-in oven, five-ring gas hob, dishwasher, and fridge freezer. A rear-facing window provides a pleasant view over the garden, filling the space with natural light and enhancing the bright, functional layout.

Utility Room

11'0" x 5'5" (3.37 x 1.66)

A practical and useful space for any family home, offering additional storage units, a sink with drainer, and plumbing for a washing machine. A side external door provides convenient access to the outside, making it ideal for laundry and everyday use.

Landing

16'1" x 9'8" (4.92 x 2.95)

A central landing area with stairs leading to the second floor and doors to the first-floor accommodation. Bright and spacious, it provides easy access to the bedrooms and family bathroom.

Bedroom 1

13'6" x 12'2" (4.14 x 3.73)

A beautifully presented and spacious double bedroom, offering a sense of luxury and comfort. The suite includes a stylish dressing room (2.56m x 1.94m) with a full range of fitted wardrobes, providing excellent storage and a private space to get ready for the day. Enjoying dual aspect windows, the room is flooded with natural light, creating a bright and inviting atmosphere. A door from the dressing room leads into a contemporary en-suite, completing this elegant and thoughtfully designed master retreat.

En-Suite Shower Room

8'4" x 5'6" (2.55 x 1.69)

A stylish and modern en-suite featuring tiled flooring and a quality three-piece suite comprising a WC, wash hand basin with storage beneath, and a spacious shower. A heated towel rail adds a touch of luxury, while a rear-facing window provides natural light and ventilation, completing this beautifully appointed space.

Bedroom 2

12'8" x 9'4" (3.88 x 2.85)

A bright and spacious second double bedroom, tastefully decorated with a colourful scheme that adds character and warmth. Featuring a window to the front aspect, the room benefits from plenty of natural light, creating an inviting and cheerful atmosphere.

Bedroom 3

9'2" x 7'9" (2.81 x 2.38)

Single bedroom featuring a rear-facing window overlooking the garden, filling the room with natural light. This versatile space is ideal as a home office, guest room, or nursery.

Family Bathroom

7'3" x 5'9" (2.23 x 1.77)

A stunning family bathroom featuring stylish tiling throughout and a luxurious freestanding bath, perfect for relaxing. The space also includes a built-in wash hand basin with storage, a WC, and a heated towel rail for added comfort. A rear-facing window provides natural light and ventilation, completing this elegant and inviting bathroom.

Second Floor Landing

A practical landing area providing access to the second-floor accommodation. It includes useful storage space and access to the water tank.

Bedroom 4

14'6" x 10'9" (4.44 x 3.28)

A comfortable double bedroom featuring a range of fitted wardrobes, providing excellent storage solutions. A window to the front aspect allows plenty of natural light, creating a bright and welcoming space.

Bedroom 5

14'6" x 9'4" (4.44 x 2.85)

A double bedroom with a front-facing window, currently used as a sitting room for the top-floor bedroom. This flexible space is ideal as a teenager's retreat, providing a private area to relax or study.

Shower Room

5'7" x 5'3" (1.71 x 1.61)

A practical and well-appointed shower room comprising a three-piece suite with a WC, wash hand basin, and a modern shower. Functional and convenient, perfect for busy households.

Integral Garage & Parking

16'1" x 9'4" (garage) (4.92 x 2.85 (garage))

To the front, there is a driveway providing off-road parking for two vehicles, with convenient access to the integral garage.

Garden

The property benefits from a large rear garden, perfect for outdoor entertaining, gardening, or family activities.

Material Information - Littleborough

Tenure Type; LEASEHOLD

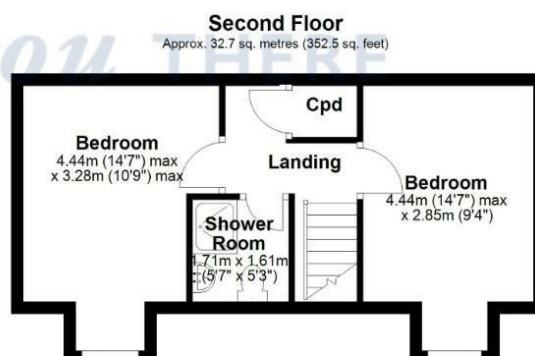
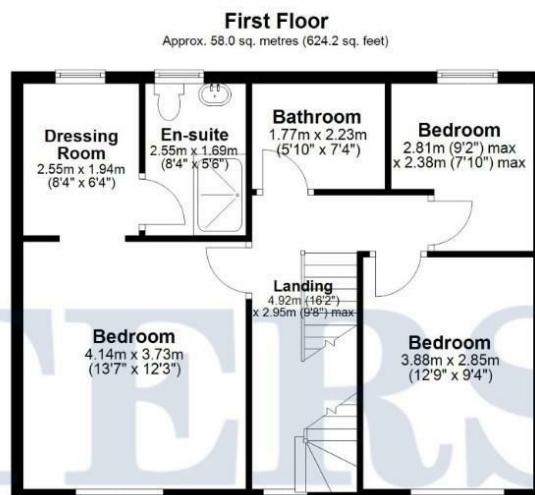
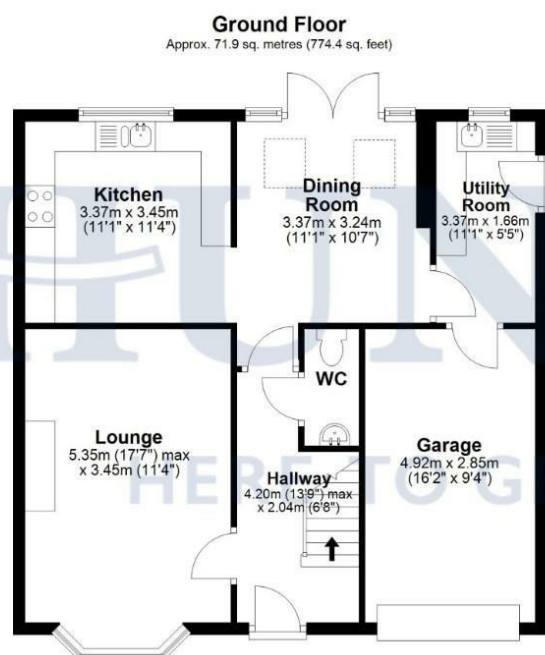
Leasehold Years remaining on lease; 230

Leasehold Annual Service Charge Amount £150.00

Leasehold Annual Ground Rent Amount; £150.00

Council Tax Banding; ROCHDALE COUNCIL BAND F

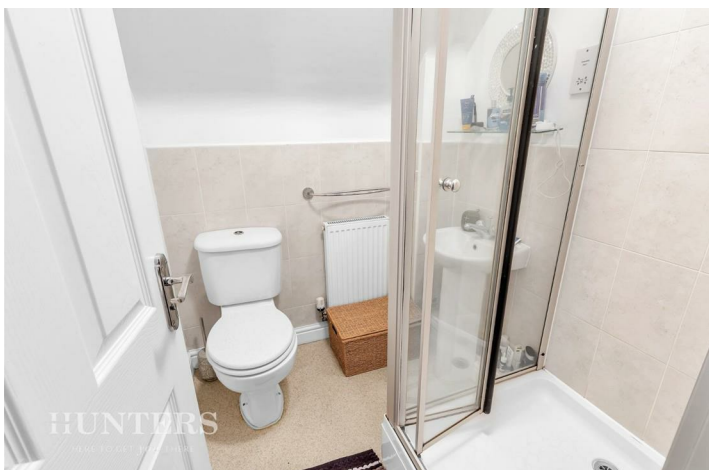
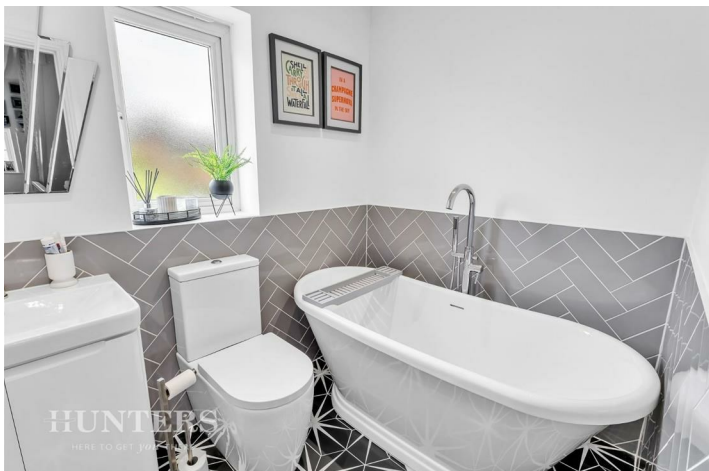
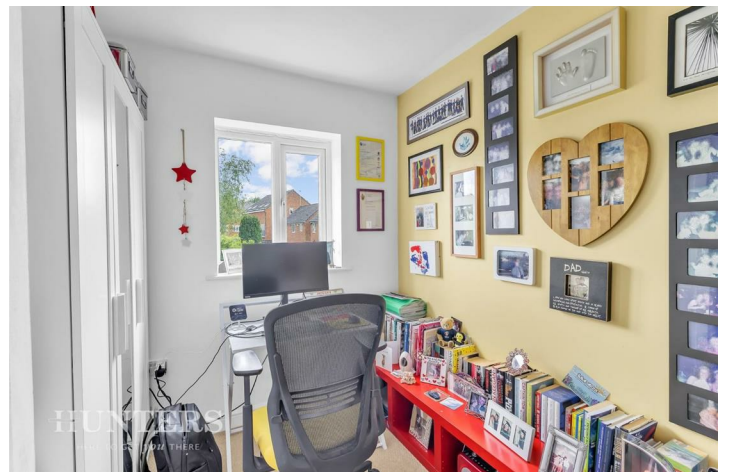
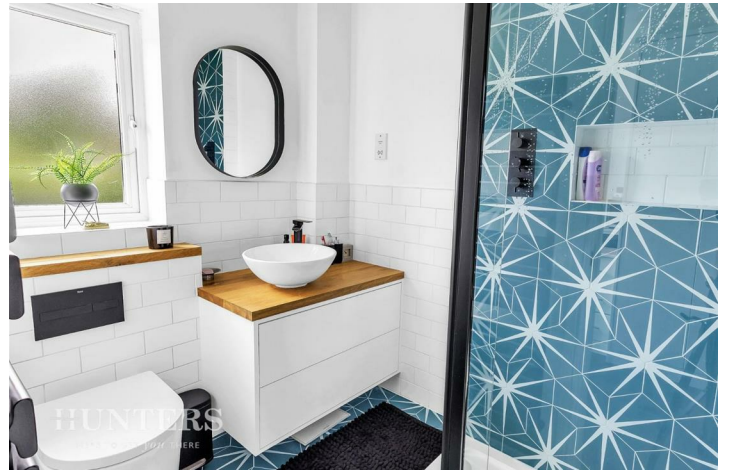
Floorplan



Total area: approx. 162.7 sq. metres (1751.1 sq. feet)

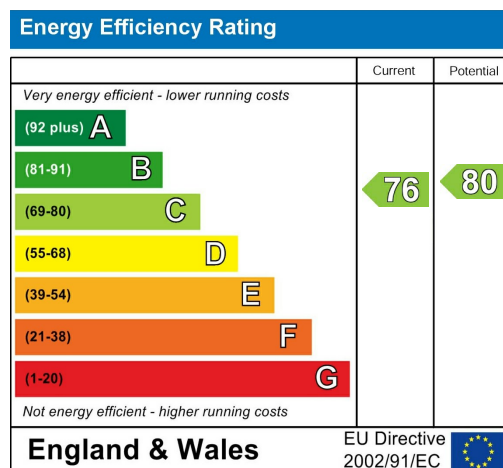
Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.
Created by EveryCloud Photography on behalf of Hunters Littleborough
Plan produced using PlanUp.







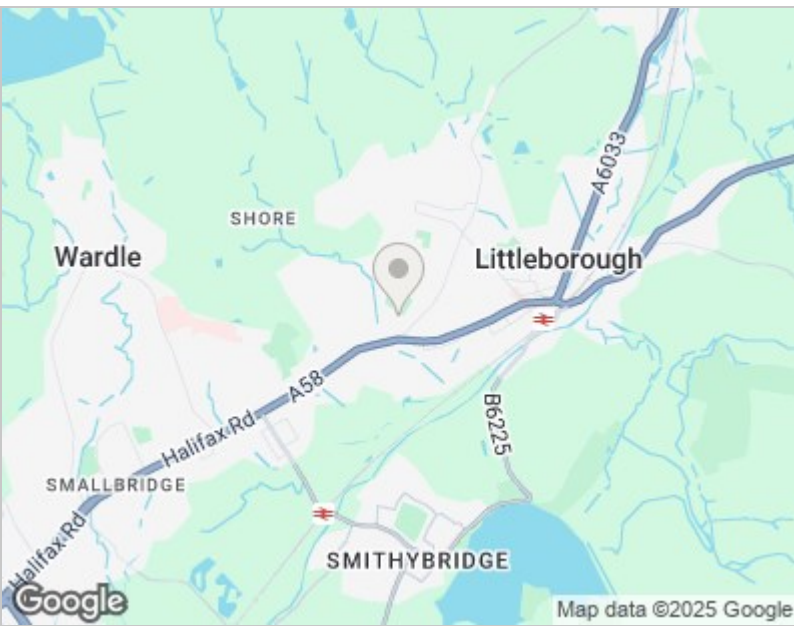
Energy Efficiency Graph



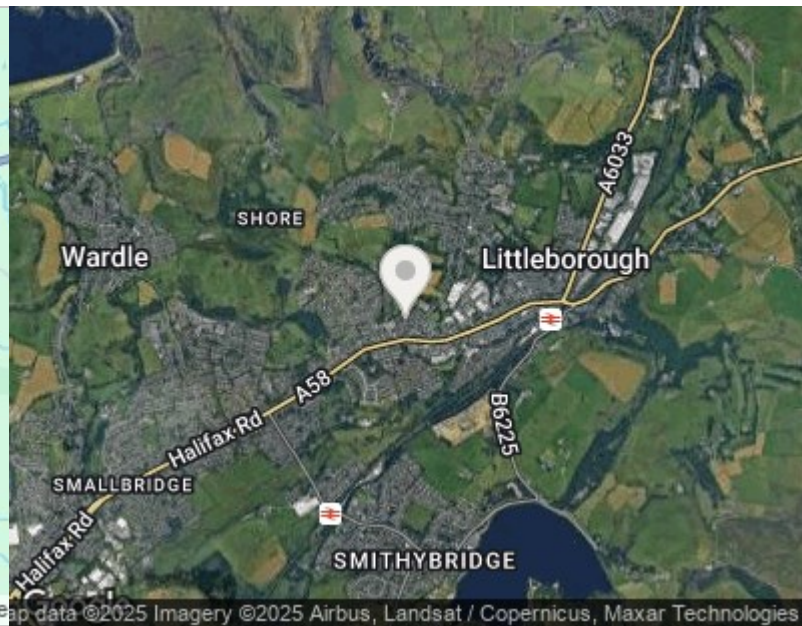
Viewing

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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