

HUNTERS®

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Gaskell Close

Littleborough, OL15 8EB

£325,000



- BEAUTIFUL LINKED DETACHED BUNGALOW
- FABULOUS LARGE KITCHEN DINER
- SOUGHT AFTER SMALL CUL-DE-SAC
- VIEWING HIGHLY RECOMMENDED
- COUNCIL TAX BAND D
- THREE DOUBLE BEDROOMS
- OPEN ASPECT VIEWS TO THE REAR
- LANDSCAPED GARDENS AND DRIVEWAY
- LEASEHOLD
- EPC RATING C

Tel: 01706 390 500

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This beautifully presented linked detached bungalow has been fully renovated over the last five years to a high standard, including a new central heating boiler, full rewire, and replacement windows and doors. Offering spacious and versatile accommodation, the property boasts three double bedrooms, with two located on the ground floor, alongside a modern four-piece family bathroom.

The heart of the home is the stunning open-plan kitchen, dining, and living space, perfect for modern family living and entertaining. Outside, the property enjoys landscaped gardens to the side and rear, with open views to the rear, providing a peaceful and private setting.

Tucked away in a small cul-de-sac in the popular village of Littleborough, the home offers excellent convenience for local shops, schools, and the train station, with direct links to both Leeds and Manchester. A driveway provides off-road parking, and viewing is highly recommended to truly appreciate the quality and setting of this lovely home.

Entrance Hall

7'4" x 12'4" max (2.25 x 3.76 max)

Accessed via the side entrance door, the hallway provides a welcoming approach to the property with stairs rising to the first floor. A useful storage cupboard offers space and plumbing for a washing machine, while doors lead to all ground floor accommodation.

Kitchen Diner

16'1" x 21'11" (4.92 x 6.69)

A truly fabulous open-plan space, fitted with an extensive range of base and eye-level units complemented by a central island. The kitchen features a full-length fridge and full-length freezer, built-in oven, and a combination microwave oven, along with a hob with extractor above. Further integrated appliances include a dishwasher and pull-out bin store, while a double basin sink completes the practical layout.

Offering excellent storage throughout, the kitchen also provides ample space for a large family dining table, making it ideal for both everyday living and entertaining. French double doors open directly onto the upper decking area and take full advantage of the open rear views, while an additional side window and door ensure the room is light and bright. The area flows seamlessly into the open-plan living room, enhancing the sense of space and connection.

Living Room

16'1" x 11'2" max (4.92 x 3.41 max)

Formerly the garage, this versatile reception space has been converted into a welcoming living room, which is open plan to the kitchen/diner. The room enjoys a dual aspect with windows providing plenty of natural light, along with a useful storage cupboard and a separate meter cupboard.

Bedroom 1

11'7" x 11'4" (3.54 x 3.47)

A well-proportioned double bedroom located on the ground floor, featuring a front aspect window that provides plenty of natural light.

Bedroom 2

11'7" x 10'2" (3.54 x 3.11)

A good-sized double bedroom situated on the ground floor, with a front aspect window.

Family Bathroom

7'4" x 8'1" (2.25 x 2.48)

A stylish four-piece suite comprising a WC, built-in wash hand basin, a freestanding bath, and a separate shower enclosure. The room is fully tiled, creating a modern and low-maintenance finish.

First Floor Landing

7'4" x 9'3" (2.25 x 2.83)

With access to a storage cupboard with power, currently housing a tumble dryer. Doors lead to the third bedroom and a separate WC.

WC

Useful to have a second WC to accommodate the first floor bedroom.

Bedroom 3

11'7" x 10'1" max (3.54 x 3.09 max)

A spacious and light and airy double bedroom located on the first floor, featuring a front aspect window.

External

The property is approached via a blocked paved driveway, providing convenient off-road parking. To the rear, a beautifully landscaped garden unfolds, with composite decking flowing directly from the kitchen's bi-fold doors—perfect for morning coffee or alfresco dining. Steps lead down to a charming seating area, thoughtfully designed for entertaining, while the lower section is laid to artificial lawn and framed by well-established plant borders, creating a wonderful family garden.

A side garden offers additional privacy and practical bin storage, and there's access under the house, providing excellent extra storage. The rear of the garden enjoys a peaceful open aspect over the fields, offering a perfect retreat.

Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 941

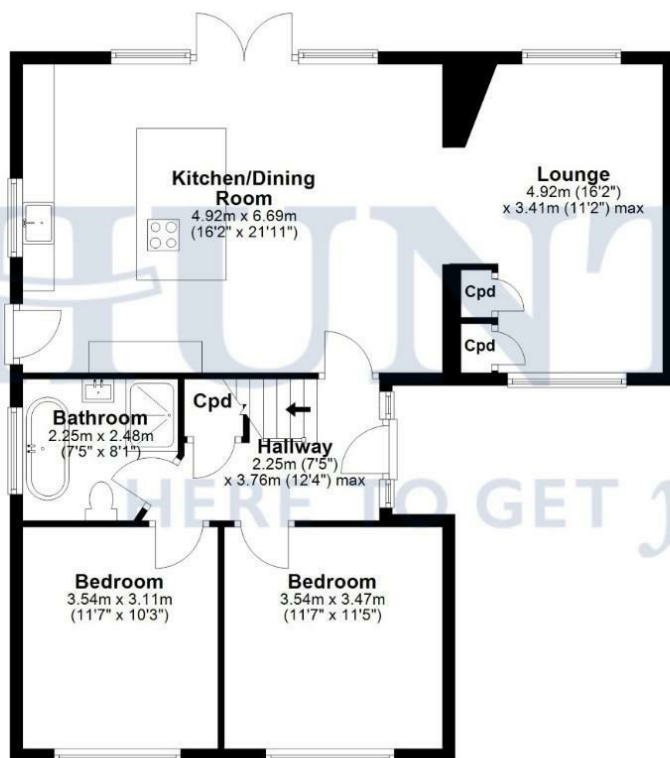
Leasehold Annual Ground Rent Amount £12.50 pa (approx.)

Council Tax Banding; ROCHDALE COUNCIL BAND D

Floorplan

Ground Floor

Approx. 87.7 sq. metres (944.3 sq. feet)



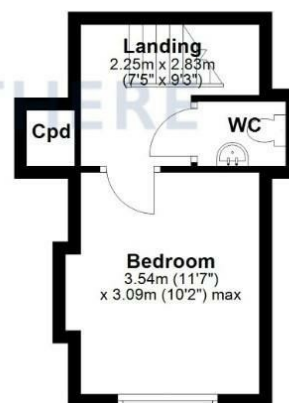
Basement

Approx. 32.9 sq. metres (353.9 sq. feet)



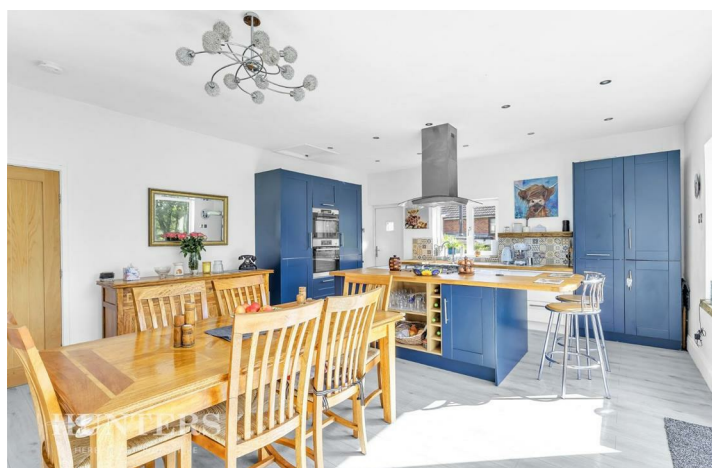
First Floor

Approx. 18.2 sq. metres (195.9 sq. feet)



Total area: approx. 138.8 sq. metres (1494.1 sq. feet)

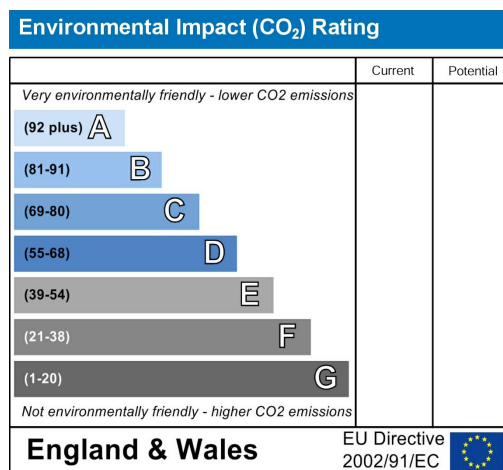
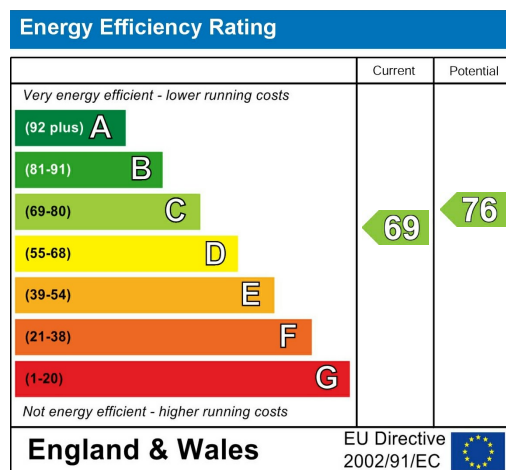
Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own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







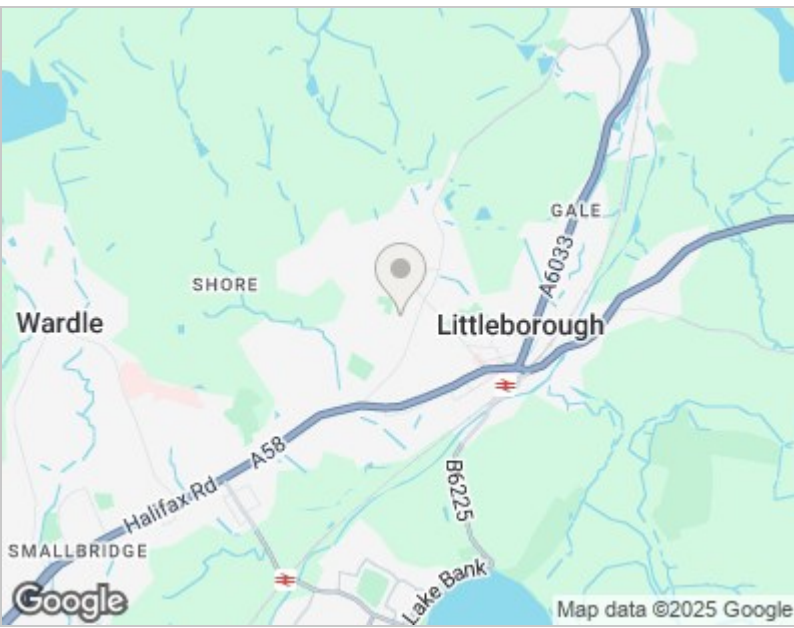
Energy Efficiency Graph



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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