

HUNTERS[®]

HERE TO GET *you* THERE



Halifax Road

Littleborough, OL15 0HB

£379,950



- CHARMING DETACHED PROPERTY
- THREE RECEPTION ROOMS
- PRIME LOCATION
- OFFERS FANTASTIC POTENTIAL AND SEPARATE DWELLING
- COUNCIL TAX BAND F

- SPACIOUS ACCOMMODATION
- FOUR BEDROOMS, TWO BATHROOMS
- WALKING DISTANCE TO TRAIN STATION
- SOLD WITH NO CHAIN
- FREEHOLD

Tel: 01706 390 500

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A wonderful unique and rare opportunity to blend of historical character with modern potential. The property boasts three spacious reception rooms, four well-proportioned bedrooms, and two bathrooms, making it an ideal spacious family home.

One of the standout features of this property is the additional structure known as the 'Head Master's House,' which presents an exciting opportunity for conversion, subject to planning permission. This could serve as a guest house, home office, or additional storage all enhancing the property's versatility.

The location is truly enviable, situated just a stone's throw from the centre of Littleborough village. Here, you will find a variety of local amenities, including shops, cafes, and it is within walking distance to the mainline train station that provides direct access to the city centres of Manchester and Leeds. For those who appreciate the great outdoors, the property is also conveniently located near open countryside and the picturesque Rochdale Canal, perfect for leisurely walks and outdoor activities.

With parking available for up to four vehicles and a large double garage, courtyard gardens, this home is not only spacious but also practical for family living. Sold with no chain, this property presents a wonderful opportunity for those looking to modernise and create a fabulous home.

Sitting Room

18'4" x 14'7" (5.58m x 4.45m)

The Sitting Room is a welcoming space that benefits from charming exposed wooden beams across the ceiling, adding character and warmth. Multiple windows along one wall flood the room with natural light, and there is ample space for comfortable seating and display furniture.

Lounge

13'6" x 14'7" (4.11m x 4.45m)

The Lounge offers a cosy and traditional atmosphere with exposed ceiling beams and leaded windows. This room enjoys natural light from multiple windows and provides a generous area for relaxation or entertaining.

Dining Room

15'6" x 12'1" (4.73m x 3.68m)

The Dining Room is bright and inviting, featuring a wide window that overlooks the outside, allowing for a light and airy feel. The space is ample enough to accommodate a large dining table and chairs, perfect for family meals or entertaining guests.

Kitchen/Breakfast Room

18'4" x 10'1" (5.58m x 3.08m)

The Kitchen/Breakfast Room is a practical space with a charming fireplace and fitted units along one wall. There is room for a small breakfast table, making it a comfortable place to enjoy casual meals. The room has a window that allows natural light to brighten the space.

Landing

14' x 5'7" (4.28m x 1.71m)

The Landing serves as a central access point to the first floor rooms. It features a warm colour scheme with painted wood panelling and natural light from a window. The staircase with wooden balustrades adds a traditional touch to the home.

Bedroom 1

Bedroom 1 is a well-proportioned double room with a large window allowing plenty of natural light. The ceiling has a decorative pattern, and the room offers enough space for a double bed and additional furniture.

Bathroom

5'6" x 8'8" (1.67m x 2.65m)

The Bathroom features a traditional style with a bath, pedestal sink, and toilet. A leaded window offers natural light while maintaining privacy. The room has tiled walls around the bathing area and flooring suited to bathroom use.

Bedroom 2

Bedroom 2 is a spacious room featuring natural stone walls that add character and charm. It has a large window that allows light to fill the room and provides ample space for a double bed and furnishings.

Bedroom 3

14'8" x 10'1" max (4.47m x 3.08m max)

Bedroom 3 is a bright and cosy room with a wooden beam

across the ceiling and vertical blinds covering a wide window. There is space for a double bed and storage, making it a comfortable sleeping area.

Bedroom 4

11'10" x 8'8" x (3.60m x 2.64m)

Currently used as a study but would also make a good single child's bedroom, with exposed stone walls and a window to the side aspect.

Shower Room

6'11" x 8'8" (2.11m x 2.64m)

The Shower Room is a compact space with a shower enclosure, toilet and washbasin. It has tiled walls in the shower area and a window that provides natural light.

Inner Hallway

4'9" x 8'4" (1.44m x 2.55m)

The Inner Hallway connects several upstairs bedrooms and bathroom, featuring neutral decoration and a window that brings in light.

External

The outdoor space is bordered by mature trees and shrubs, creating a private and tranquil environment. The patio area is paved with stone, and the garden features established plants and a lamppost, providing a charming and restful spot to enjoy the outdoors.

Outbuilding

14'1" x 16'10" (4.30m x 5.12m)

The Outbuilding offers additional space with stone walls and a pitched roof, accessed by an external door and surrounded by mature climbing plants. It presents potential for a variety of uses such as storage, a workshop or studio.

Garage

23'7" max x 17'8" (7.18m max x 5.39m)

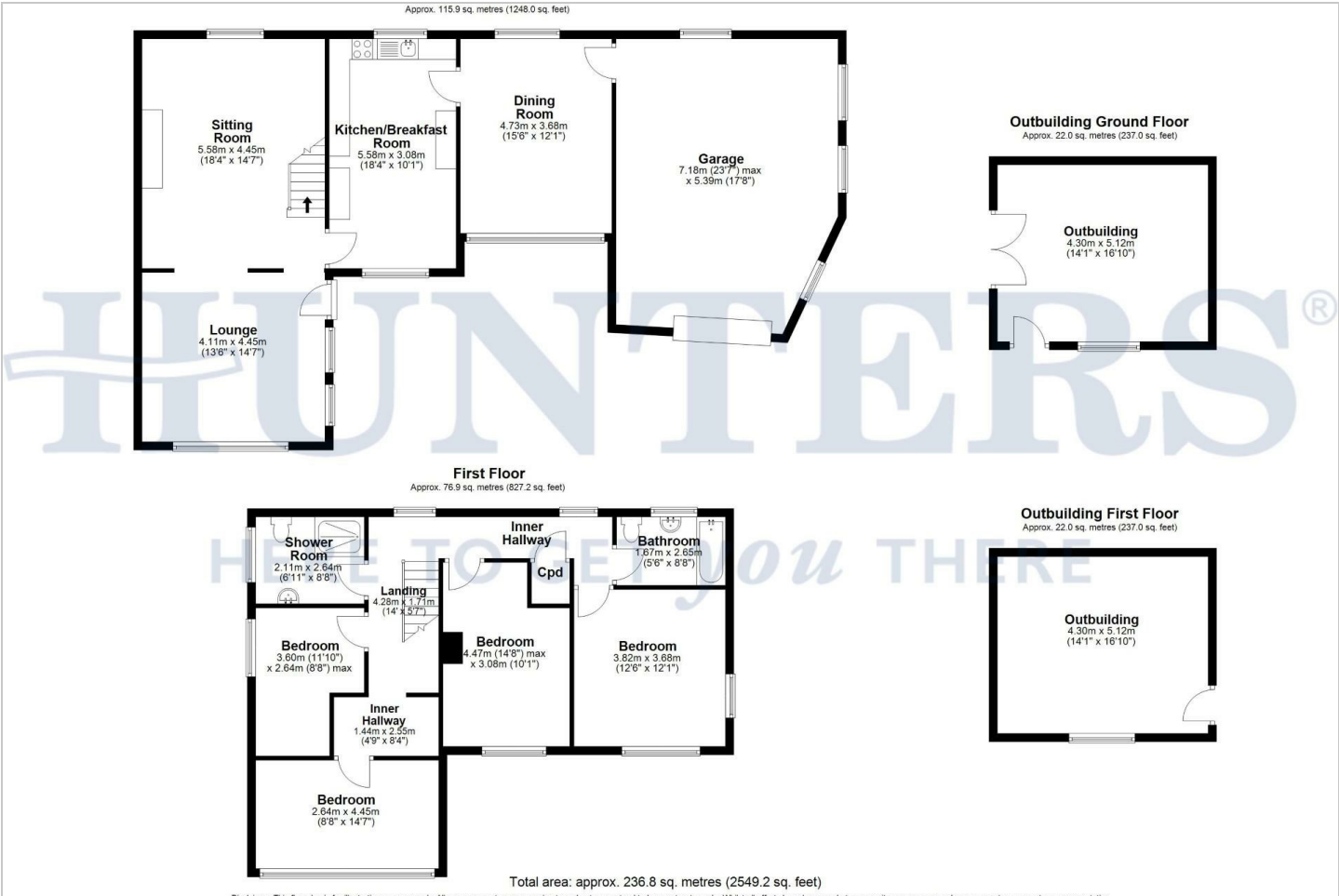
The Garage is a spacious area with stone walls and a window, providing off-road parking and additional storage. It is accessed by a door from the dining room and features a front-facing garage door.

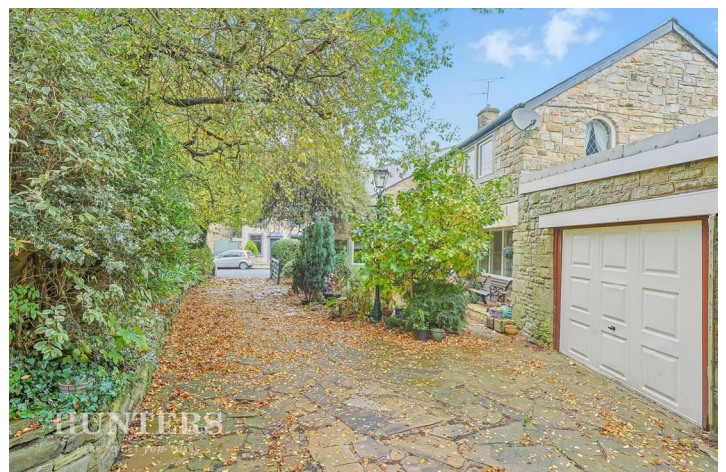
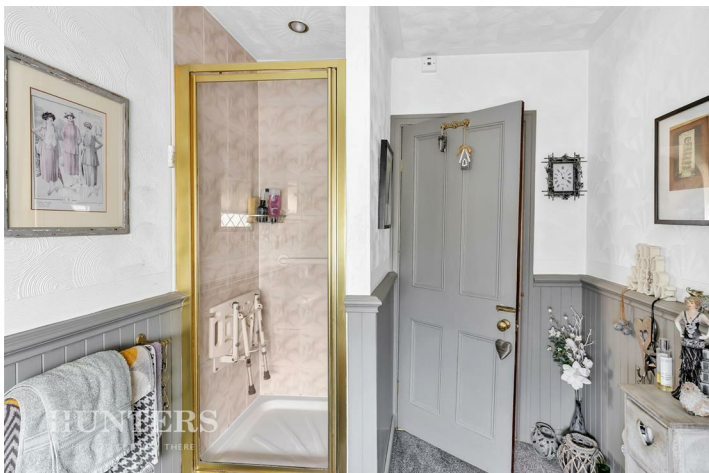
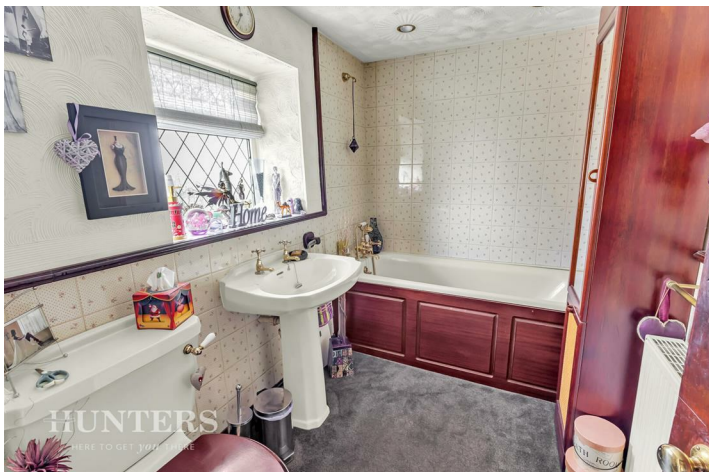
Material Information - Littleborough

Tenure Type; FREEHOLD

Council Tax Banding; ROCHDALE COUNCIL TAX BAND F

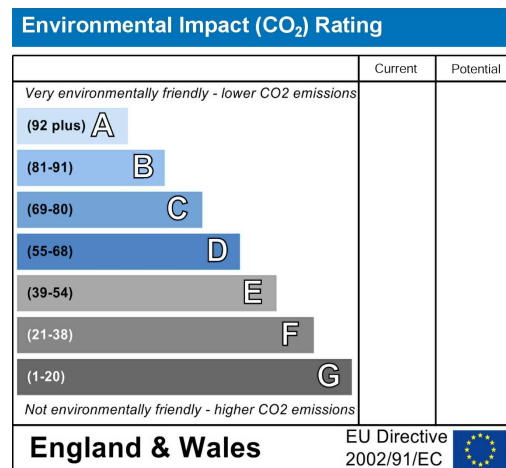
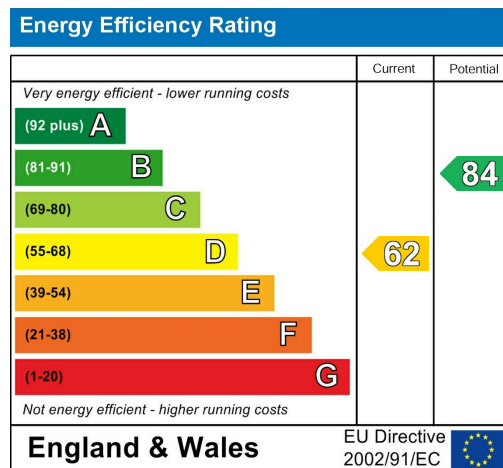
Floorplan







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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