

# HUNTERS®

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## Featherstall Road

Littleborough, OL15 8NY

£195,000



- THREE DOUBLE BEDROOMS
- GARAGE TO REAR
- ELEVATED POSITION
- MUST BE VIEWED TO BE FULLY APPRECIATED
- COUNCIL TAX BAND A

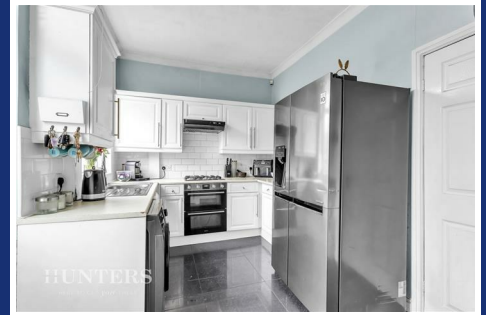
- LARGE MASTER WITH EN SUITE
- GENEROUS LOW MAINTENANCE REAR GARDEN
- CLOSE TO LITTLEBOROUGH CENTRE
- EPC RATING D
- LEASEHOLD

Tel: 01706 390 500

# Featherstall Road

Littleborough, OL15 8NY

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This deceptively spacious three-storey terraced home offers well-presented accommodation throughout, featuring three generous bedrooms and two modern bathrooms. Set in an elevated and private position, with excellent outdoor space.

Inside, the home is tastefully maintained, providing a comfortable and versatile layout ideal for families or professionals. With a welcoming lounge and kitchen to the ground floor, two bedrooms and a family bathroom to the first floor, with the master bedroom along with a fabulous en-suite shower room is located to the second floor. Externally, there is a generous garden perfect for relaxation or entertaining, along with the added benefit of a garage to the rear.

Situated within easy reach of Littleborough village centre, the property offers fantastic convenience to a wide range of local amenities, including popular schools, shops, cafés, and the train station with direct links to both Leeds and Manchester.

A viewing is highly recommended to fully appreciate this home inside and out.

## ENTRANCE VESTIBULE

### LOUNGE

15'0" x 15'4" (4.56 x 4.67)

good sized reception room with a window to the front of the property, feature fireplace with electric fire and stone hearth insert and surround, coved ceiling and a door leading to the kitchen.

### KITCHEN

8'8" x 11'11" (2.64 x 3.62)

with a range of base and wall units, stainless steel sink, gas hob with electric oven, grill and extractor hood over, space for large fridge freezer, plumbing for washing machine and slimline dishwasher, white splash tiling, contrasting tiled flooring, coved ceiling, window and door to the rear garden, an additional door leading to the first floor stairwell (with storage cupboard housing modern...

### LANDING

5'5" x 12'7" (1.66 x 3.84)

with doors leading to the first floor bedrooms and bathroom, a door leading to the stairs to the second floor and a large storage/laundry cupboard. Coved ceiling.

### BEDROOM 2

13'3" x 15'0" (4.04 x 4.56)

good sized L-shaped room with a window to the front of the property, two large fitted wardrobes with sliding doors. Coved ceiling.

### BEDROOM 3

9'2" x 10'8" (2.79 x 3.25)

another good sized bedroom with a window looking out over the rear garden, fitted wardrobe, coved ceiling.

### BATHROOM

5'5" x 5'7" (1.65 x 1.7)

with a white three piece bathroom suite comprising of wash hand basin, wc and bath

with shower over, window to the rear, chrome heated towel rail, tiled elevations.

### MASTER BEDROOM

15'0" x 15'0" (4.56 x 4.56)

Large double room with a Velux window to the front, fitted wardrobe, door leading to the en-suite shower room and a cupboard door to the eaves storage.

### EN SUITE SHOWER ROOM

4'6" x 9'9" (1.37 x 2.97)

with a three piece suite in white comprising of wash hand basin, wc and shower in cubicle, Velux window to the rear, chrome heated towel rail, tiled elevations and a cupboard door to eaves storage.

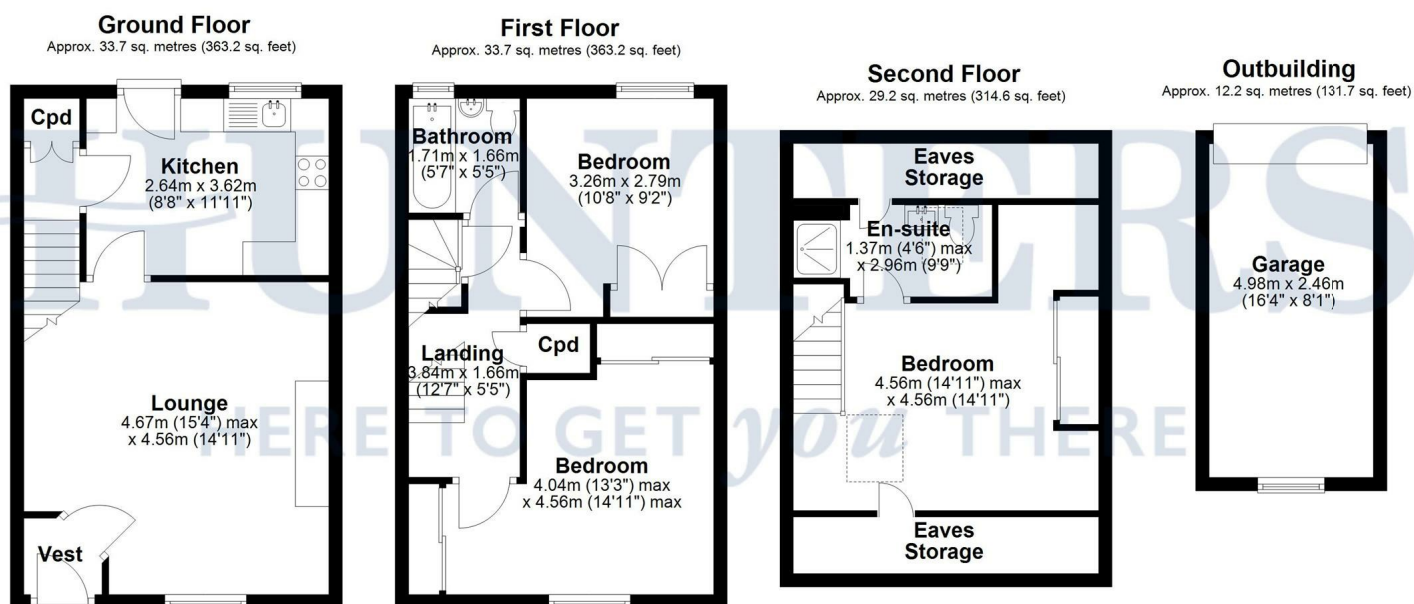
### GARDENS

the property has an elevated forecourt garden to the front and a generously proportioned, low maintenance, multi level garden to the rear.

### PARKING

there is a single garage to the rear of the property accessed via Cecil Street.

# Floorplan



Total area: approx. 108.9 sq. metres (1172.7 sq. feet)

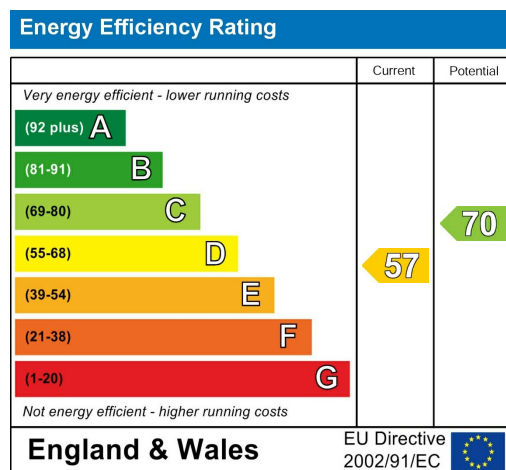
Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own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







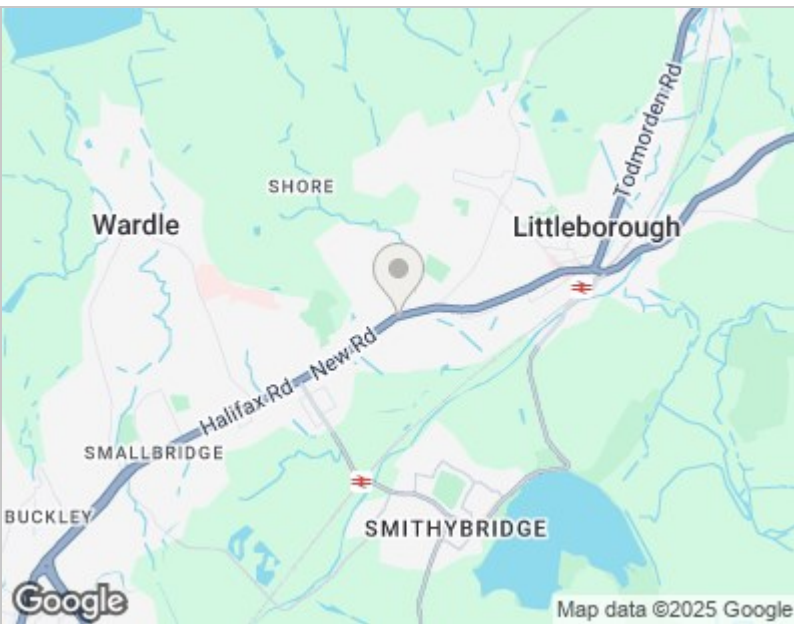
## Energy Efficiency Graph



## 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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