

# HUNTERS<sup>®</sup>

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## New Street

Littleborough, OL15 8HW

Offers In Excess Of £285,000

- STONE FRONTED SEMI-DETACHED HOME
- SPACIOUS LOUNGE THROUGH DINER
- GENEROUS REAR GARDEN WITH SUMMER HOUSE
- LEASEHOLD
- EPC RATING TBC



- THREE BEDROOMS & MODERN BATHROOM
- EXTENDED KITCHEN
- DRIVEWAY PARKING
- COUNCIL TAX BAND C

Tel: 01706 390 500

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Offers In Excess Of £285,000



A rare opportunity to acquire this charming stone, bay fronted three-bedroom semi-detached home, occupying a delightful position on a quiet private road with attractive open views to the front. Extended to the ground floor, the property offers spacious and versatile accommodation, ideal for buyers seeking a peaceful yet convenient setting.

The accommodation briefly comprises an entrance hall, a generous lounge through dining room, and an extended kitchen offering ample space for everyday living and entertaining. To the first floor are three well-proportioned bedrooms and a modern family bathroom suite.

Externally, the property enjoys a front garden and a driveway to the side providing off-road parking. A truly standout feature of this wonderful home is the impressive rear garden, offering generous outdoor space perfect for families, gardening enthusiasts, or those who simply enjoy relaxing outdoors. The garden further benefits from a summer house and shed.

Properties in this sought-after location rarely come to the market, and an internal viewing is highly recommended to fully appreciate everything this fantastic home has to offer.

## Hall

This welcoming hallway features a staircase with a handrail leading to the first floor. The space is well-lit, offering a bright welcome into the home.

## Lounge

A spacious lounge enjoys a large bay window that perfectly brightens the room with natural light. The room has light wood flooring and is decorated with subtle cornicing and a ceiling rose. A stylish wall-mounted electric fireplace adds a cosy focal point. The archway leads seamlessly to the dining room, enhancing the sense of space and flow.

## Dining Room

11'6" x 11'8" (3.49m x 3.55m)

The dining room extends naturally from the lounge through an open archway, featuring matching light wood flooring and neutral walls. Double glass doors open to the rear garden, flooding the room with daylight and providing easy access for outdoor dining and entertaining. The room comfortably accommodates a dining table and chairs, creating a perfect space for family meals or social gatherings.

## Kitchen

20'6" x 8'5" max (6.24m x 2.58m max)

This modern kitchen is fitted with sleek high-gloss white cabinetry paired with dark granite countertops for a stylish, contemporary look. Integrated appliances including an oven and built-in microwave are complemented by a black hob and extractor. A window above the sink offers views out to the garden, while the layout provides ample space for meal preparation. The back door allows convenient access to the garden and side of the property.

## Landing

9'3" x 6'2" (2.82m x 1.87m)

The first-floor landing is carpeted in a dark tone, matching the staircase, and benefits from natural light from a window. It offers access to all the bedrooms and the bathroom.

## Bedroom 1

14'4" x 11'5" (4.37m x 3.49m)

The master bedroom is a generous space with a large bay window overlooking the front garden, allowing plenty of natural light to fill the room. Built-in wardrobes provide ample storage without detracting from the room's airy feel.

## Bedroom 2

11'6" x 11'5" (3.49m x 3.49m)

This bedroom also enjoys a large window with views to the rear, filling the room with daylight. Generous built-in wardrobes line one wall, offering extensive storage space while maintaining a neat appearance.

## Bedroom 3

7'2" x 6'2" (2.18m x 1.87m)

A smaller third bedroom is carpeted and features a window overlooking the front garden. This room is ideal for use as a study, nursery, or guest room, offering flexible space for a variety of needs.

## Bathroom

6'2" x 6'2" (1.89m x 1.87m)

The bathroom is fresh and modern with white tiling surrounding the bath and a window allowing natural light. It features a white bathtub with shower above, a contemporary basin vanity unit in blue, and a close-coupled toilet, all finished with dark flooring for contrast and easy maintenance.

## Rear Garden

The rear garden is a well-maintained space offering a large paved patio area for outdoor dining and relaxing. Beyond this, a raised deck area leads to a charming summerhouse. The garden includes lawn space bordered by mature trees and shrubs, creating a private and peaceful setting. A pergola structure adds character and potential for climbing plants, enhancing the garden's appeal.

## Front Exterior

The front exterior of the property presents a traditional semi-detached home featuring a bay window to the lounge. A low stone wall and neatly trimmed hedging border the front garden, while a paved driveway provides off-street parking to the side of the house and leads to the rear garden access.

## Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 911

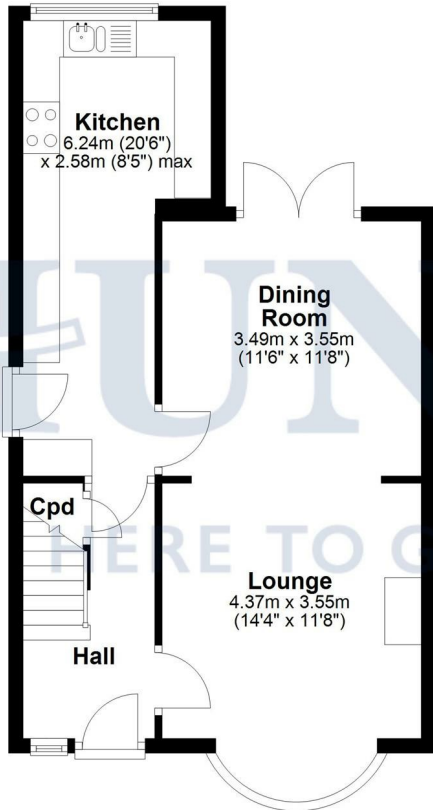
Leasehold Annual Ground Rent Amount £4.00

Council Tax Banding; ROCHDALE COUNCIL BAND C

# Floorplan

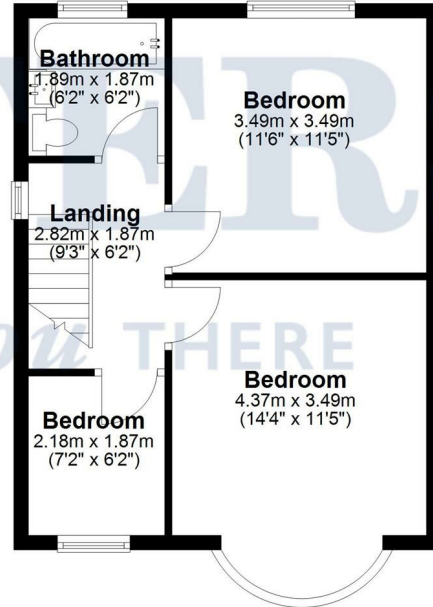
## Ground Floor

Approx. 46.3 sq. metres (497.8 sq. feet)



## First Floor

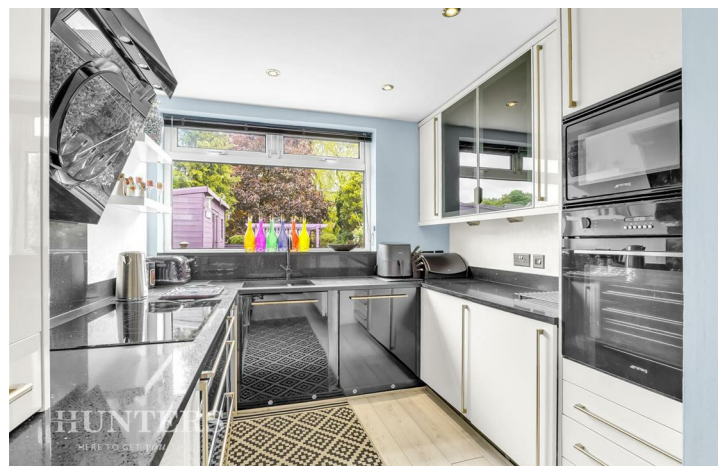
Approx. 39.2 sq. metres (421.6 sq. feet)



Total area: approx. 85.4 sq. metres (919.4 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

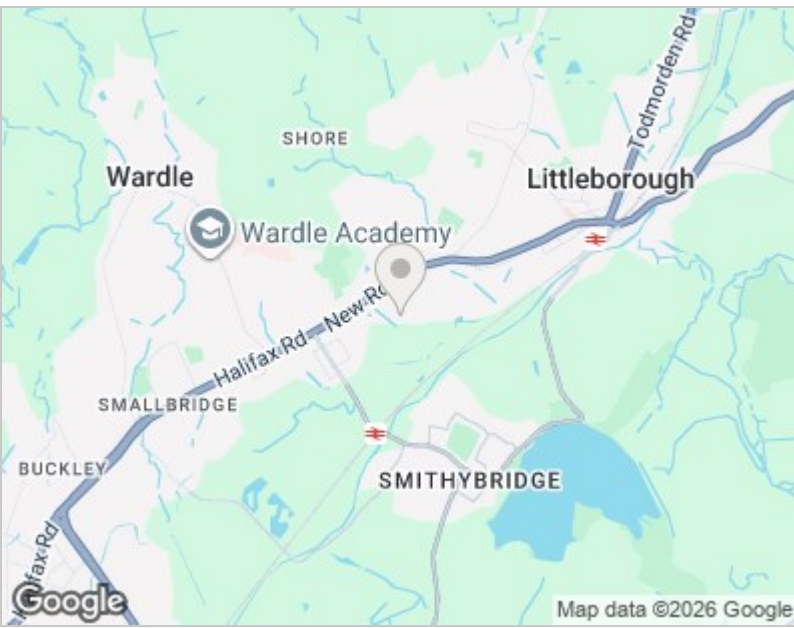
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## 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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