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# Hollingworth Road

Littleborough, OL15 0AU

## Offers In Excess Of £285,000

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- BEAUTIFUL END-EXTENDED STONE TERRACE FULL OF CHARM
- SOUGHT-AFTER LITTLEBOROUGH LOCATION NEAR HOLLINGWORTH LAKE
- TWO DOUBLE BEDROOMS PLUS USEFUL ATTIC ROOM
- NO ONWARD CHAIN
- COUNCIL TAX BAND B
- DECEPTIVELY SPACIOUS AND WELL-PRESENTED THROUGHOUT
- OPEN-PLAN LIVING KITCHEN DINER WITH VERSATILE SPACE
- LANDSCAPED REAR GARDEN BACKING ONTO OPEN FIELDS
- FREEHOLD
- EPC RATING E

Tel: 01706 390 500

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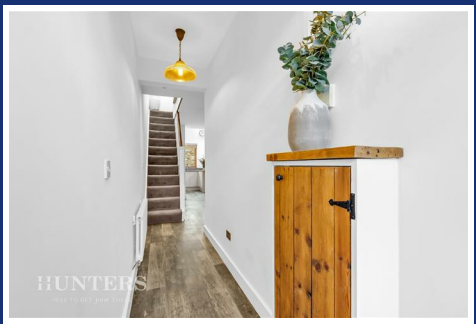

A beautiful end-extended stone terraced home, deceptively spacious, full of charm, and positioned in one of Littleborough's most desirable locations.

Conveniently situated yet wonderfully picturesque, the property is just moments from the stunning Hollingworth Lake and only a stone's throw from the mainline railway station. This excellent location places shops, cafés, schools, and beautiful countryside walks all within easy reach.

Warm and welcoming throughout, the property offers spacious and versatile living accommodation. The ground floor features an impressive open-plan living kitchen diner, thoughtfully designed with clearly defined areas for relaxing, dining, and cooking, while remaining bright, airy, and adaptable to a variety of lifestyles.

To the first floor are two generous double bedrooms and a modern family bathroom. A further attic room occupies the second floor, providing flexible additional space that could be used as a home office, hobby room, or occasional bedroom, subject to requirements.

Externally, the property benefits from a charming cottage-style garden to the front and an enclosed, landscaped rear garden backing onto open fields, creating a wonderful outdoor setting.

Offered for sale with no onward chain, this delightful home must be viewed to be fully appreciated.

Early viewing is highly recommended.

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## Hallway
A welcoming hallway features wooden flooring and a charming rustic cupboard set into the wall, creating a warm and inviting entry to the home. The space leads naturally through to the open lounge and dining room, setting a bright tone for the house.

## Lounge & Dining Room
25'7" x 17'9" (7.81 x 5.40)
This extensive lounge and dining room benefits from a generous layout. It is beautifully presented with a mix of neutral tones, wood-effect flooring and is filled with natural light from a large window. The room features a focal wood-burning stove set within a rustic wooden surround, adding warmth and character. The staircase is tucked to one side, maintaining an open and airy feel to this lovely space which flows seamlessly into the kitchen.

## Kitchen
9'10" x 17'9" (3.00 x 5.40)
The kitchen is a bright, modern space enhanced by several skylights and stylish exposed wooden beams overhead and includes sleek cabinetry with contrasting grey tiled splashbacks. Integrated appliances includes quality Neff oven and combination microwave oven, dish washer and washing machine with further space for a fridge freezer. The wooden breakfast bar extends from the island unit for casual dining or additional workspace. Large windows and bi-fold doors open directly onto the patio garden, providing a seamless connection between indoor and outdoor living and flooding the kitchen with natural light.

## Bedroom 1
11'6" x 12'6" (3.50 x 3.81)
This double bedroom on the first floor is a comfortable, light-filled room with carpeted flooring and a feature cast iron fireplace. A large window frames peaceful rural views, adding tranquility to the space.

## Bedroom 2
14'1" x 10'11" (4.30 x 3.33)
A second double bedroom with a large window and carpeted flooring, this room feels bright and airy. The wooden door and skirting boards add a classic touch, while the room benefits from a calm and neutral colour scheme and overlooks the surrounding greenery.

## Bathroom
11' x 6'6" (3.34 x 1.97)
The bathroom is fully tiled in soft beige tones and fitted with modern fixtures including a walk-in shower with glass screen, a freestanding bath, a wall-mounted basin, and a toilet. A frosted window allows natural light to fill the room while maintaining privacy.

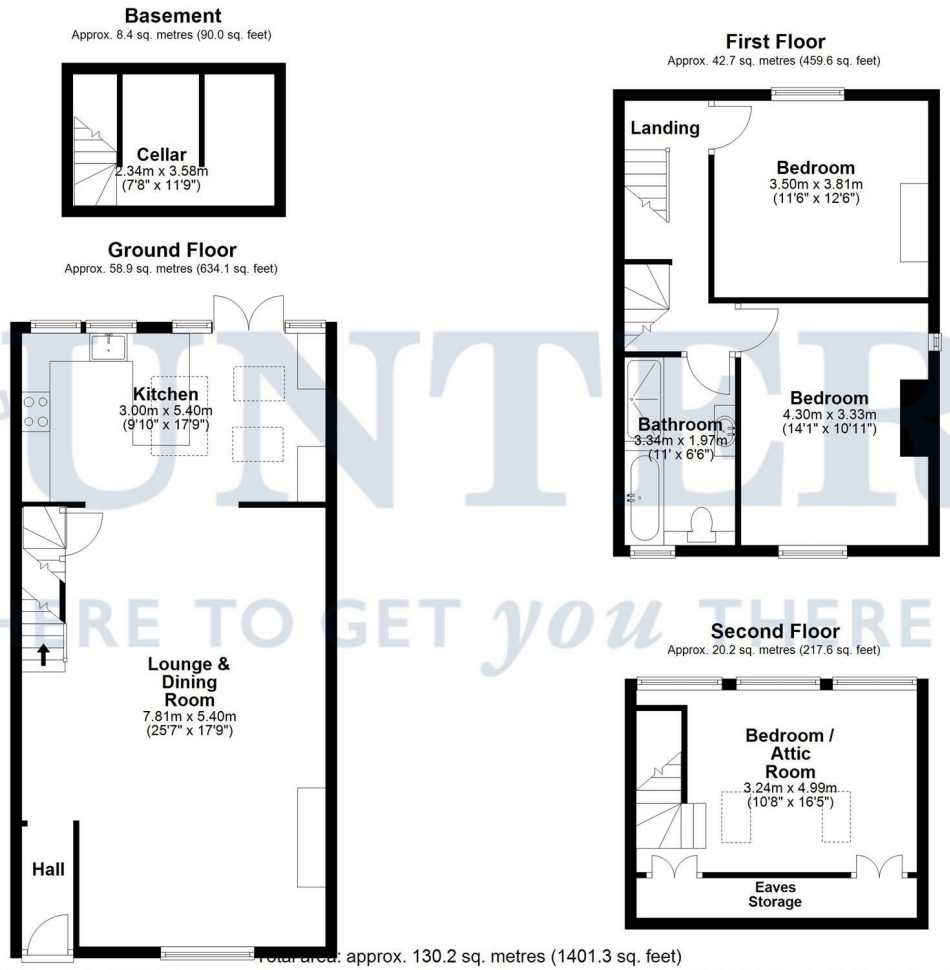
## Attic Room
10'8" x 16'5" (3.24 x 4.99)
Set on the second floor, this attic room enjoys dual skylights and a row of windows, providing far-reaching countryside views. The room is carpeted and features several built-in eaves storage cupboards, making good use of the space while maintaining a light and spacious atmosphere.

## Rear Garden
The rear garden is a beautifully arranged, tiered space with a natural stone-paved patio adjoining the kitchen and a raised decked seating area above. The garden is enclosed with stone walls and timber fencing, featuring mature shrubs and plants that provide colour and privacy. Steps lead up to the higher level seating area, which offers views over the surrounding countryside, creating an ideal spot for outdoor relaxation or entertaining.

## Front Exterior
The front exterior of the property features traditional stonework in keeping with the local vernacular, with a neatly trimmed hedge and stone wall providing a pleasant boundary.

## Material Information - Littleborough
Tenure Type; FREEHOLD
Council Tax Banding; ROCHDALE COUNCIL BAND B

Floorplan




Total area: approx. 130.2 sq. metres (1401.3 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.

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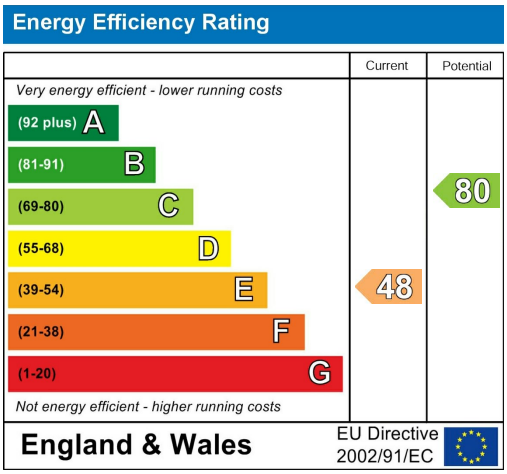
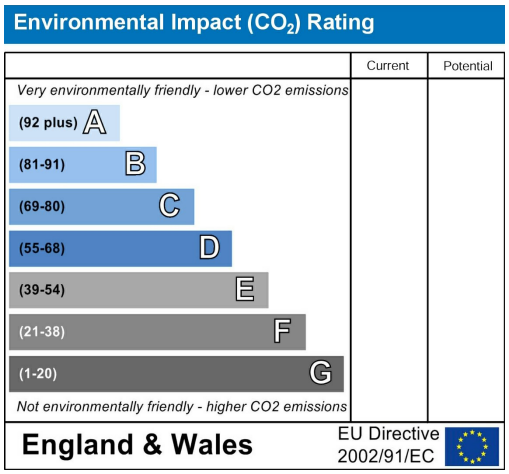
## Energy Efficiency Graph




## 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

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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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The Property Ombudsman