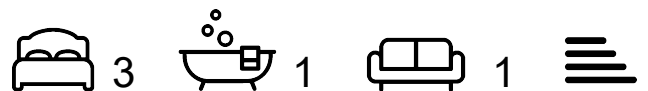




## James Street

Littleborough, OL15 8LT

£260,000



- BEAUTIFULLY PRESENTED THREE-BEDROOM SEMI-DETACHED HOME
- WC & FOUR-PIECE BATHROOM
- LANDSCAPED ENCLOSED REAR GARDEN
- COUNCIL TAX BAND C
- LEASEHOLD
- MODERN OPEN-PLAN LIVING/KITCHEN/DINER
- DRIVEWAY PROVIDING OFF-ROAD PARKING
- CLOSE TO VILLAGE CENTRE, SCHOOLS & TRAIN STATION
- EPC RATING TBC

# James Street

Littleborough, OL15 8LT

£260,000



This beautifully presented three-bedroom semi-detached home is ideally situated within Littleborough, just a short distance from the village centre and its excellent range of shops, cafés, amenities and highly regarded local schools. The property offers modern and stylish accommodation throughout and would make an ideal home for a variety of buyers, including first-time buyers, families and those looking to downsize.

Upon entering, you are welcomed into a bright and inviting entrance hall with access to a useful downstairs WC and the main living accommodation. The heart of the home is the impressive open-plan living, kitchen and dining area, providing a sociable and versatile space ideal for both everyday living and entertaining. The modern presentation continues to the first floor, where there are three well-proportioned bedrooms and a contemporary four-piece family bathroom suite.

Externally, the property benefits from a driveway providing valuable off-road parking to the front, while to the rear is an attractive enclosed and landscaped garden, offering a private and low-maintenance outdoor space to enjoy.

The location is particularly convenient, with Littleborough village centre close by and excellent transport links within easy reach. Littleborough railway station provides direct services towards both Manchester and Leeds, making this an excellent choice for commuters, while the surrounding area is well served by local schools and everyday amenities.

A fantastic opportunity to acquire a modern, well-presented home in a popular and convenient Littleborough location. Viewing is highly recommended to fully appreciate the accommodation, presentation and outdoor space on offer.

## Hall

The hallway welcomes you with a fresh, bright feel thanks to its light-coloured walls and flooring. It leads into the lounge and kitchen/dining area, with stairs rising to the first floor. Its sleek, modern style is enhanced by practical fixtures such as a wall-mounted coat rack and a contemporary radiator.

## WC

A practical ground floor WC, fitted with a white toilet and wash basin. The room is decorated in light, neutral tones, creating a clean and simple space for convenience.

## Kitchen/Dining Area

10'7" x 17'11" (3.22m x 5.46m)

A spacious and modern open-plan living space combines the lounge and kitchen/dining area, creating a versatile setting for relaxing and entertaining. The kitchen is fitted with stylish cabinetry and a central island with a breakfast bar, alongside integrated appliances and a gas hob. Adjacent to the kitchen is a dining area offering plenty of space for a family dining table next to sliding doors that open out to the garden, allowing inside-outside flow and plenty of natural light.

## Lounge

14' x 14'10" (4.27m x 4.51m)

This well-proportioned lounge area is part of the open-plan space and offers a comfortable setting for relaxation. Plenty of space for furnishings, with a sizeable window providing plenty of daylight. The neutral décor and clean lines create a welcoming atmosphere that flows seamlessly into the dining and kitchen spaces.

## Landing

11'6" x 6'2" (3.51m x 1.88m)

The landing on the first floor provides access to all bedrooms and the bathroom. It features a light, neutral décor with carpeted flooring, creating a calm, airy feel.

## Bedroom 1

13'1" x 11'5" (4.00m x 3.48m)

The main bedroom is generously sized, benefiting

from a large window that fills the room with natural light. It is decorated in soft neutrals with carpeted flooring and offers enough space for a double bed and bedside furniture, creating a restful and comfortable atmosphere.

## Bedroom 2

11'5" x 11'5" (3.49m x 3.48m)

A further double bedroom with a bright window and plush carpet. The room is well-suited for use as a guest room or child's bedroom, with neutral décor providing a calm setting.

## Bedroom 3

7'3" x 7'3" (2.21m x 2.20m)

A single bedroom, ideal as a child's room, home office or dressing room. It features a window to the front and has a neutral carpeted floor.

## Bathroom

5'6" x 10'7" (1.67m x 3.24m)

The bathroom is fully tiled with a combination of stone-effect and cream tiles. It features a classic freestanding bath, a separate shower cubicle with glass doors, a modern white sink with storage under, and a toilet. A window allows natural light to enter, enhancing the room's bright and fresh feel.

## Rear Garden

The rear garden is tiered and thoughtfully landscaped with paving, decking and gravel areas providing a low-maintenance yet stylish outdoor space. A raised decked area is bordered with glass balustrades and leads down to a paved patio, offering a perfect spot for outdoor dining and relaxation. The garden is fully enclosed with fencing and mature planting, ensuring privacy and a peaceful atmosphere.

## Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 813

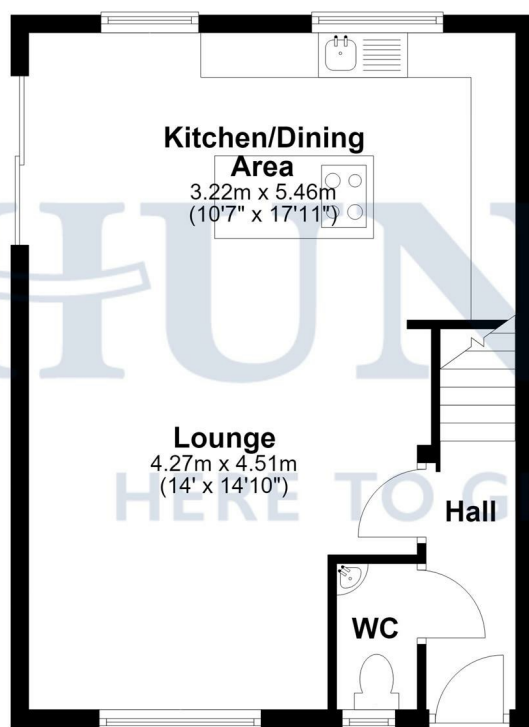
Leasehold Ground Rent Amount: £3.00

Council Tax Banding; COUNCIL TAX BAND C

# Floorplan

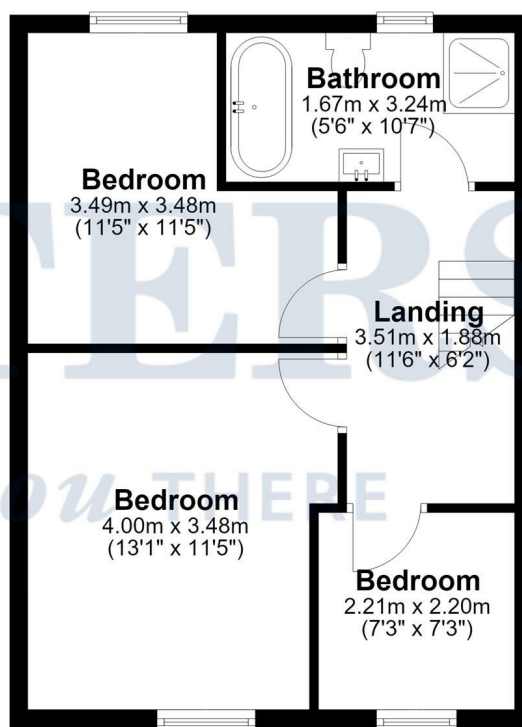
## Ground Floor

Approx. 41.4 sq. metres (445.6 sq. feet)



## First Floor

Approx. 41.4 sq. metres (445.6 sq. feet)



Total area: approx. 82.8 sq. metres (891.2 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.







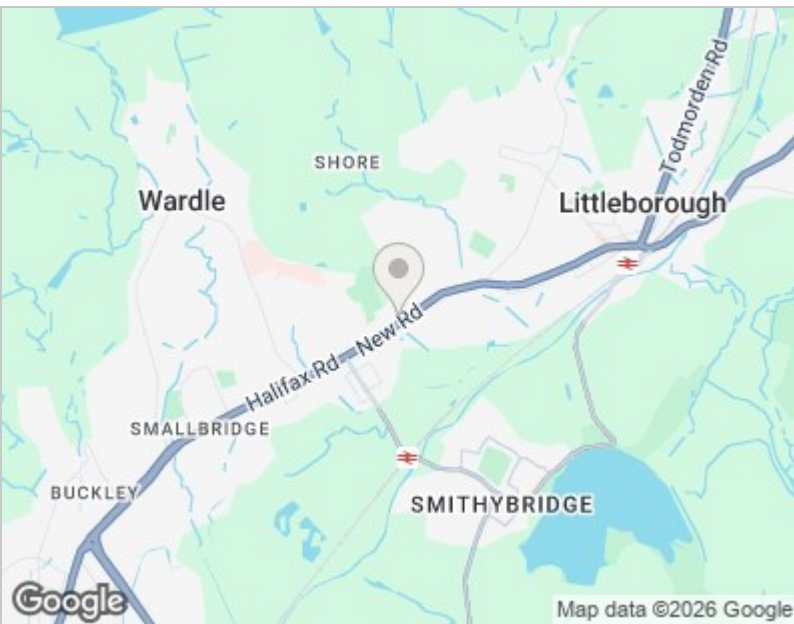
## Energy Efficiency Graph



## 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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