

# HUNTERS<sup>®</sup>

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## Hollingworth Road

Littleborough, OL15 0AU

£195,000



- STONE BUILT SEMI DETACHED PROPERTY
- SPACIOUS DINING KITCHEN
- GARDENS TO THREE SIDES WITH OPEN VIEWS
- OFFERED WITH NO ONWARD CHAIN
- COUNCIL TAX BAND C
- TWO BEDROOMS PLUS ATTIC
- REQUIRING MODERNISATION THROUGHOUT
- PRIVATE DRIVEWAY PARKING
- EPC RATING D
- FREEHOLD

Tel: 01706 390 500

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Situated in a highly desirable area of Littleborough, this delightful semi-detached property enjoys an enviable position within walking distance of Hollingworth Lake, Littleborough village, and a fantastic range of local amenities including shops, schools, and the mainline train station offering direct links to Manchester and Leeds city centres.

Requiring modernisation throughout, the home presents an exciting opportunity for buyers to put their own stamp on a spacious and well-proportioned property.

The accommodation comprises a welcoming vestibule, a generous lounge, and a spacious dining kitchen to the ground floor. To the first floor, there are two good-sized bedrooms and a family bathroom, while a further attic room on the second floor offers flexible use – ideal as a home office, guest room, or hobby space.

Occupying a superb plot, the property benefits from gardens to three sides together with a private driveway, providing ample off-road parking.

Offered to the market with no onward chain, this property is bursting with potential and perfectly positioned to enjoy everything Littleborough has to offer. Early viewing is highly recommended to appreciate the space, setting, and opportunity available.

### Lounge

15'9" x 14'4" (4.79m x 4.36m)

This welcoming lounge forms the heart of the ground floor, featuring a large window that allows ample natural light to fill the space. The room benefits from a vestibule and charming fireplace set within a stone surround, offering a cosy focal point.

### Kitchen

12'10" x 14'4" (3.92m x 4.36m)

The kitchen is generously sized and fitted with a range of wall and base units, worktops and a tiled splashback. It includes integrated appliances such as an oven and dishwasher, and space for additional appliances. The dining kitchen offers space for a large dining room table, access to the cellar and rear access via the porch.

### Bedroom

12'9" x 14'4" (3.89m x 4.36m)

A spacious double bedroom located to the front of the property enjoying views and a useful built in storage cupboard.

### Bedroom 2

7'7" x 14'4" (2.31m x 4.36m)

A further bedroom located to the rear of the property enjoying open views and built in storage cupboard where the combi boiler can be located.

### Bathroom

7'5" x 5'10" (2.25m x 1.77m)

A fitted bathroom suite, comprising of a bath with over head electric shower and glass screen, a low level WC, vanity wash hand basin and a heated chrome towel rail. A frosted window can be located to the side of the property.

### Attic Room

11'11" x 13'1" (3.63m x 3.98m)

The attic room on the second floor offers a

generous space which could be used for a variety of uses included home office. With built in eaves storage and window to the side elevation.

### Rear Garden

The property features a rear garden that is enclosed and offers a blend of paved and grassed areas. It is bordered by wooden fencing and mature trees, with steps leading to a higher level. Brick built storage sheds can be located to the rear, ideal for additional storage. The garden enjoys a peaceful aspect, framed by nature and wildlife.

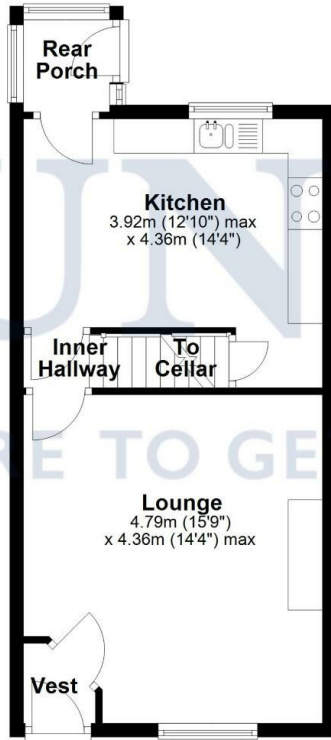
### Parking

Private driveway parking can be located at the side of the property with a pathway leading to the rear garden.

# Floorplan

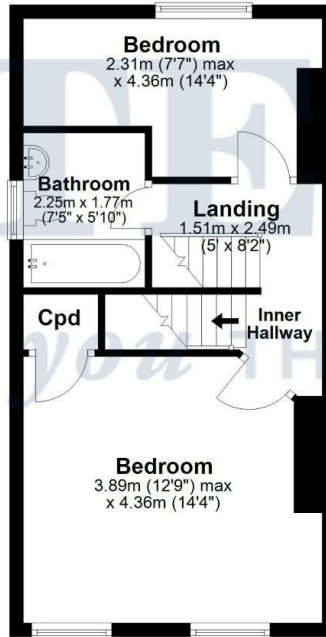
## Ground Floor

Approx. 40.2 sq. metres (433.1 sq. feet)



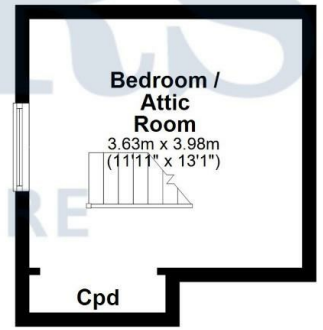
## First Floor

Approx. 38.4 sq. metres (413.6 sq. feet)



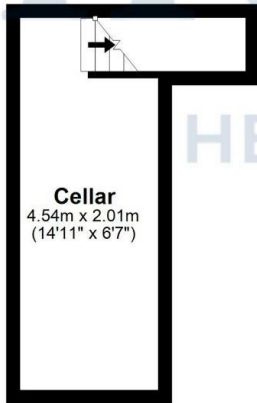
## Second Floor

Approx. 15.8 sq. metres (169.8 sq. feet)



## Basement

Approx. 11.9 sq. metres (128.2 sq. feet)



Total area: approx. 106.3 sq. metres (1144.6 sq. feet)

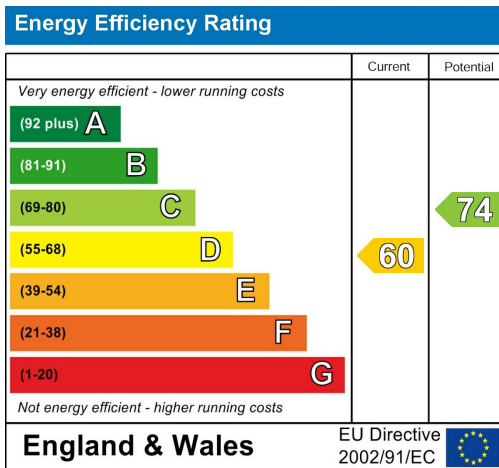
Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own 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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