

# HUNTERS®

HERE TO GET *you* THERE



## Hare Hill Road

Littleborough, OL15 9HE

£165,000



- TWO BEDROOM MID-TERRACE PROPERTY
- SPACIOUS LOUNGE & KITCHEN/DINER
- PRIVATE REAR STONE-FLAGGED COURTYARD
- EPC RATING C
- LEASEHOLD
- HEART OF LITTLEBOROUGH VILLAGE CENTRE
- BASEMENT & ATTIC STORAGE
- WALKING DISTANCE TO TRAIN STATION & LOCAL AMENITIES
- COUNCIL TAX BAND A

Tel: 01706 390 500

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Hunters Estate Agents are delighted to present to the market this two-bedroom mid-terrace property, ideally positioned in the heart of Littleborough village. Perfectly suited to first-time buyers, downsizers or investors, the home enjoys a highly convenient location with a wide range of amenities, including independent shops, cafés, restaurants, the local park and well-regarded schools all within a very short walk. Littleborough train station is also nearby, providing excellent commuter links to both Manchester and Leeds, while the picturesque Hollingworth Lake and surrounding nature reserve are just a short distance away, offering beautiful scenery and fantastic walking routes.

The accommodation briefly comprises of a spacious lounge, with a kitchen diner to the rear. To the first floor are two bedrooms and a three-piece family bathroom. The property also benefits from a useful basement providing additional storage, together with an attic space.

Externally, there is a low-maintenance enclosed stone-flagged courtyard to the rear, ideal for sitting out or enjoying the warmer months.

Further benefits include gas central heating and double glazing throughout. Offering comfortable accommodation in a sought-after village location, early viewing is highly recommended.

### Lounge

15'1" x 14'11" (4.60m x 4.56m)

This welcoming lounge offers a comfortable space to relax, featuring a large window that fills the room with natural light. A fireplace with a decorative surround provides a charming focal point, while ample room allows for generous seating arrangements.

### Dining Kitchen

11'8" x 14'11" (3.55m x 4.56m)

The dining kitchen features a range of wall and base units, and wooden effect worksurfaces. The kitchen is fitted with a freestanding oven, extractor hood, and space for dishwasher and fridge freezer. With space for a large dining room table, door leading to the cellar and access leading to the rear yard.

### Landing

With access to all first floor bedrooms and bathroom.

### Bedroom 1

15'1" x 14'11" (4.60m x 4.56m)

A spacious double bedroom, with a decorative feature fireplace and brightened by a large window to the front of the property.

### Bedroom 2

8'8" x 8'7" (2.64m x 2.62m)

This comfortable bedroom is smaller in size, featuring a window overlooking the rear of the property.

### Bathroom

11'8" x 6'0" (3.55m x 1.84m)

The bathroom is a well-proportioned room with white walls and features a traditional white suite with a bathtub and shower over, a pedestal basin, and a low level WC. A window provides natural light and ventilation.

### Rear Yard

At the rear, a paved yard offers a private

outdoor space ideal for seating and enjoying fresh air. The garden is enclosed by fencing and features planted pots and greenery, creating a pleasant and easily maintained exterior area. Accessed directly from the dining kitchen, it is a convenient spot for outdoor dining or relaxing.

### Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 971

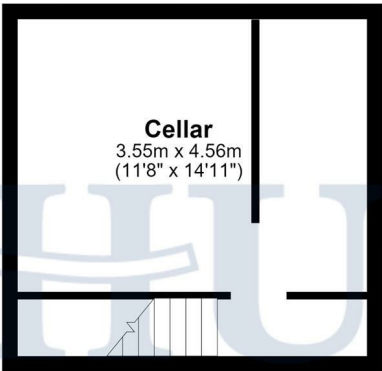
Leasehold Ground Rent Amount: £30.00

Council Tax Banding; ROCHDALE COUNCIL  
BAND A

Floorplan

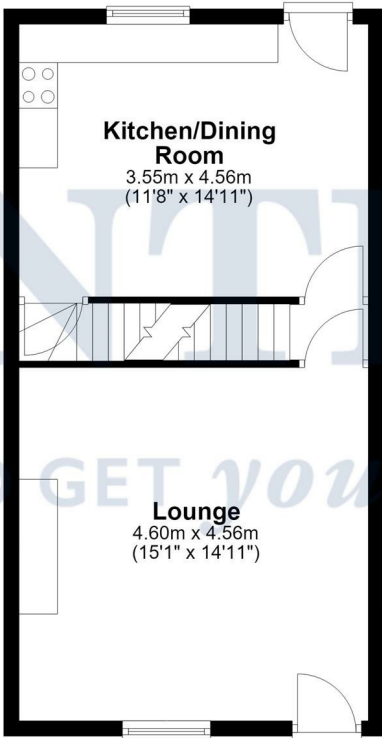
Basement

Approx. 20.0 sq. metres (215.4 sq. feet)



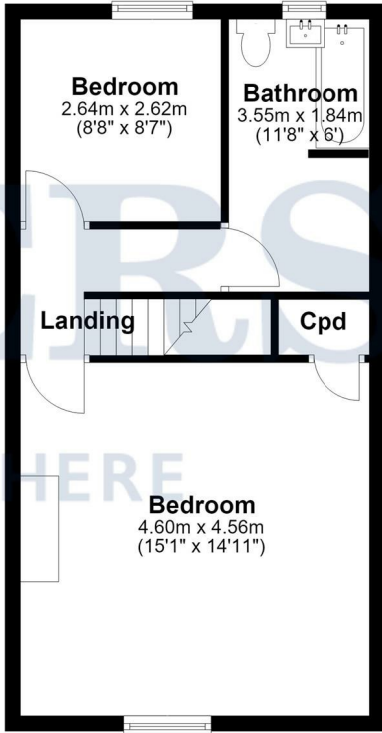
Ground Floor

Approx. 41.4 sq. metres (445.2 sq. feet)



First Floor

Approx. 41.4 sq. metres (445.2 sq. feet)



Total area: approx. 102.7 sq. metres (1105.9 sq. feet)

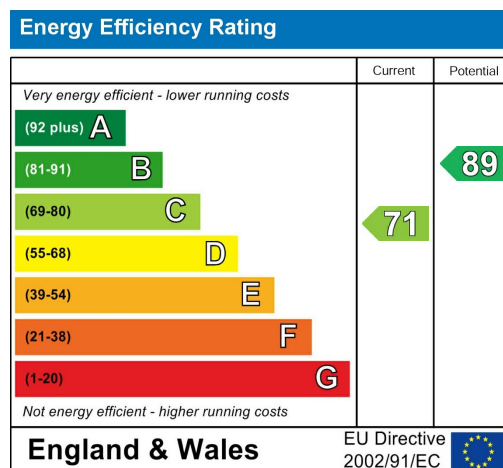
Disclaimer; This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own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

Created by EveryCloud Photography on behalf of Hunters Littleborough  
Plan produced using PlanUp.





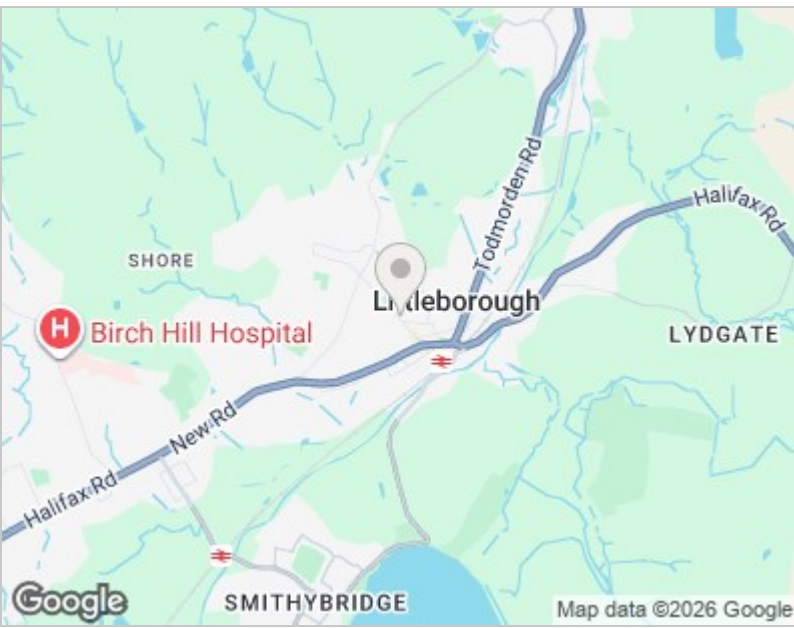
## Energy Efficiency Graph



## 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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