

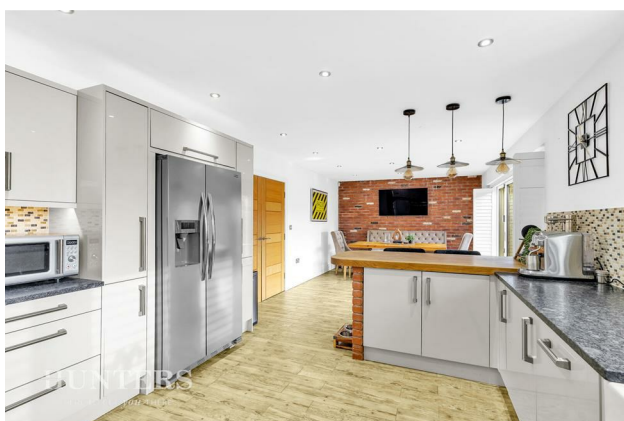
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3 Lower Wicken View, Todmorden Road, Littleborough, OL15 9AQ

£750,000

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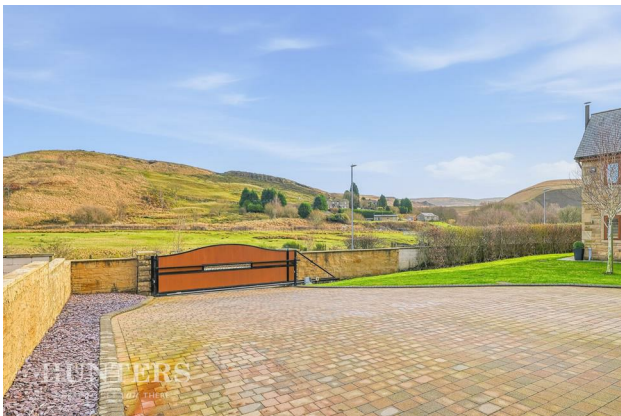
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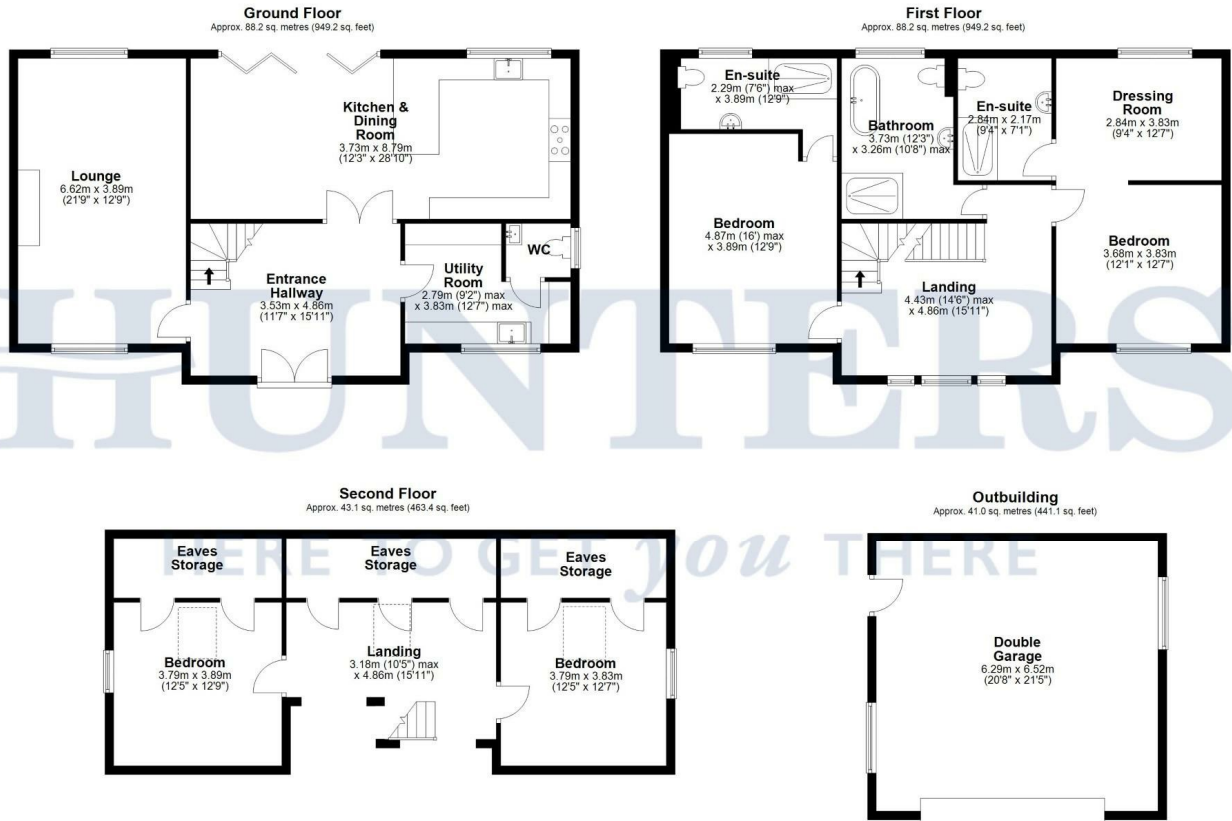
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Total area: approx. 260.4 sq. metres (2802.9 sq. feet)

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.

This individually designed and stunning four-bedroom executive detached home is finished to an exceptional standard, with luxurious fittings throughout. Sitting on a generous plot, the property offers ample parking and a magnificent 20'8" x 27'7" double garage, with potential to convert into additional living space, subject to planning permission.

The property occupies a wonderful semi-rural location, elevated to take full advantage of panoramic countryside views. Yet just a short drive from Littleborough centre with all the local amenities on offer, such as schools, shops, cafes and restaurants and the main line train station which provide excellent connections into Manchester and Leeds.

Access is via a private electric gate leading to a sweeping driveway with parking for several vehicles. To the rear, a beautifully landscaped and extensive lawn garden offers an ideal space for outdoor entertaining or relaxing in privacy.

Inside, the home is presented beautifully throughout, with a range of high-quality features including underfloor heating to the ground floor. The entrance hall creates an immediate impression of space and quality, with a fitted utility room and WC off to one side. The main lounge is bright and welcoming, with windows to the front and rear and a feature wood-burning stove. At the heart of the home is a wonderful open-plan dining kitchen, complete with bi-folding doors opening onto the rear garden.

On the first floor, the landing is bright and airy, with full-height windows framing the stunning front views. The master suite benefits from a fully fitted dressing room and a luxurious en-suite shower room. The second bedroom also has its own en-suite, complemented by a large family bathroom/WC.

The second-floor mezzanine landing provides an attractive and relaxing sitting area, giving access to two further double bedrooms.

Call now to arrange a viewing to fully appreciate the space and location on offer.

Entrance Hallway
11'7" x 15'11"

The entrance hallway is spacious and welcoming, featuring a solid wood front door with glazed panels that allow natural light to enter. The wooden flooring stretches throughout, complemented by white walls and ceiling downlights. A staircase with wooden bannisters rises to the upper floors, while the hallway also provides access to several rooms and a large storage cupboard under the stairs.

Lounge
21'9" x 12'9"

This impressive lounge is inviting and spacious, featuring a large window that floods the room with natural light. The focal point is a charming wood-burning stove set within an exposed brick fireplace, adding a warm and cosy atmosphere. Neutral tones and a soft carpet enhance the comfort, while contemporary wall panels provide a stylish backdrop that complements the modern yet homely feel of the room.

Kitchen & Dining Room
12'3" x 28'10"

A bright, open-plan kitchen and dining space with a contemporary design. The kitchen is fitted with sleek grey cabinets, contrasting wooden work surfaces, and a mosaic tile splashback that adds texture and interest. Integrated appliances include a dishwasher and a built-in oven with a stainless steel extractor hood. The dining area is set against a striking exposed brick wall, perfect for casual family meals or entertaining. Bi-fold doors lead out to the garden, creating a seamless flow between indoor and outdoor living.

Utility Room
9'2" x 12'7"

The utility room is practical and well-equipped with built in sink, space for a washing machine and dryer, and a large built-in cupboard with sliding doors. A window above the worktop provides natural light, while the flooring and finishes match those of the kitchen for a cohesive look.

WC

This ground-floor WC is finished in neutral, light-coloured tiles with modern fixtures including a wall-hung toilet and a compact basin with a small vanity unit. A window allows daylight to brighten the space, which is simple and practical in design.

Landing 1
14'6" x 15'11"

The first-floor landing is bright and airy with a vaulted ceiling and a large arched window offering views across the surrounding landscape. The neutral carpet and white walls create a calm atmosphere, complemented by the natural wood of the stairs and bannisters. This space connects the bedrooms and bathrooms on this level.

Bedroom 1
12'1" x 12'7"

A generous main bedroom featuring a large window, flooding the room with natural light. The soft carpet and neutral décor create a peaceful ambience. A built-in dresser area with gloss-finish wardrobes and drawers offers ample storage, and the room benefits from a sleek en-suite bathroom and private dressing room.

Dressing Room
9'4" x 12'7"

The dressing room offers extensive storage with a range of built-in cupboards and drawers finished in gloss white with wood-effect worktops. A window provides natural light, making it a practical and elegant space for clothing and accessories.

En-suite 1
9'4" x 7'1"

The en-suite bathroom attached to the main bedroom has a modern design with large grey tiles, a floating vanity unit with an integrated basin, and a walk-in shower with a glass screen. The space is bright and airy thanks to a window and recessed lighting.

Bedroom 2
16'0" x 12'9"

The second bedroom benefits situated to the front of the property with built-in storage and a second en-suite shower room.

En-suite 2
7'6" max x 12'9"

The en-suite bathroom to Bedroom 2 features a walk-in shower, hung toilet, and a sink with storage beneath. Neutral tiles and a window create a bright and fresh space.

Bathroom
12'3" x 10'8"

The family bathroom on the first floor is a stylish, contemporary space with large beige tiles, a freestanding bath with wooden feet, and a separate walk-in shower with a glass screen. A vanity unit with sink and a wall-hung toilet complete the look, while a window floods the room with natural light. One wall features exposed brickwork adding character and warmth.

Landing 2
10'5" x 15'11"

A spacious second-floor landing featuring skylights that brighten the area and access to eaves storage. This open space could be used as a study or extra seating area, with carpeted flooring and white walls continuing the neutral theme.

Bedroom 3 and Bedroom 4
12'5" x 12'9" / 12'5" x 12'7"

Two well-proportioned bedrooms sit on either side of the landing, each with skylights and circular windows that provide character and light. Both rooms feature carpeted floors and neutral decoration, with built-in eaves storage creating practical space for belongings.

Landing 1
14'6" x 15'11"

The first-floor landing is bright and airy with a vaulted ceiling and a large arched window offering views across the surrounding landscape. The neutral carpet and white walls create a calm atmosphere, complemented by the natural wood of the stairs and bannisters. This space connects the bedrooms and bathrooms on this level.

Double Garage
20'8" x 21'5"

The double garage is a substantial outbuilding constructed in stone with a slate roof to match the house. It features a wide automated door and side access for convenience. The driveway is extensive and paved with block paving, providing ample parking space for several vehicles.

Rear Garden

The garden is a delightful feature of the property, extending over a generous area with well-maintained lawns bordered by mature planting and natural stone walls. A large covered pergola provides an inviting seating area with views over the surrounding hills and countryside, ideal for outdoor entertaining or relaxing in privacy. The garden wraps around the house with scenic views of rolling hills and open sky, creating a peaceful rural retreat.

Front Exterior

A stone wall and electronically operated gate provide privacy and security, with the driveway leading to a detached double garage. The overall setting in the scenic countryside is both peaceful and private.

Material Information - Littleborough
Tenure Type; FREEHOLD
Council Tax Banding; Rochdale Council Band F