

# HUNTERS<sup>®</sup>

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## Riverstone Bridge

Littleborough, OL15 8JF

£390,000



- FOUR DOUBLE BEDROOM DETACHED FAMILY HOME
- WALKING DISTANCE TO TRAIN STATION WITH LINKS TO LEEDS & MANCHESTER
- DRIVEWAY PARKING AND GARAGE
- COUNCIL TAX BAND E
- LEASEHOLD
- HIGHLY DESIRABLE LOCATION IN LITTLEBOROUGH CENTRE
- BEAUTIFULLY LANDSCAPED GARDEN IDEAL FOR ENTERTAINING
- SOLD WITH NO ONWARD CHAIN
- EPC RATING C

Tel: 01706 390 500

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Situated in a highly desirable location within Littleborough centre, Hunters Estate Agents are thrilled to offer to the market this spacious 4-bedroom detached home, which offers the perfect combination of convenience and lifestyle. Within walking distance, you'll find the train station with links to Leeds and Manchester, as well as a range of fantastic local amenities including schools, shops, cafes, and scenic countryside walks.

The property comprises an inviting entrance hall leading to a generous lounge and a separate dining room, ideal for family living and entertaining. The modern kitchen and downstairs WC complete the ground floor accommodation.

Upstairs, you'll find four well-proportioned double bedrooms, with the master offering en-suite facilities, plus a family bathroom.

Externally, the property boasts a beautifully landscaped garden, perfect for entertaining, a driveway providing off street parking, and a garage. Offered with no chain, this home represents an ideal choice for families seeking a combination of space, location, and lifestyle.

## Hallway

15'7" x 6'3" (4.75 x 1.93)

The entrance hall offers a welcoming start, featuring wood-effect flooring that extends through the hallway, creating a warm and inviting atmosphere. The hallway leads naturally to the stairs and other living areas, with neutral walls enhancing the sense of space and light.

## Living Room

13'6" x 11'8" (4.14 x 3.56)

This cosy living room provides a relaxing space with large sliding patio doors that open out to the garden, flooding the room with natural light. It features a contemporary wall-mounted electric fireplace.

## Kitchen

10'4" x 10'4" (3.15 x 3.15)

The kitchen is modern and well-equipped, fitted with light wood-effect lower cabinets and white upper cabinets, offering plenty of storage space. It includes integrated appliances such as a gas hob with an extractor hood, double oven, and dishwasher. The kitchen benefits from a large window above the sink that overlooks the garden, bringing in natural light. Wood-effect flooring continues the contemporary feel, while two wooden doors lead to other utility or storage areas.

## Utility Room

7'0" x 4'9" (2.15 x 1.45)

With an integrated fridge freezer and plumbing for a washer and space for a dryer. The house boiler is also located here. An external door takes you out to the side of the property.

## Dining Room

11'8" x 9'3" (3.56 x 2.82)

This dining room features a bay window that overlooks the front garden, allowing plenty of natural light to fill the space. The room is well suited for family meals or entertaining guests in a bright and airy setting.

## Downstairs WC

The downstairs cloakroom is compact yet practical, fitted with a white toilet and a small pedestal sink. A window provides natural light and ventilation, enhancing the room's fresh feel.

## Landing

14'1" x 11'1" (4.30 x 3.39)

The landing connects the bedrooms and bathroom upstairs, benefiting from a large window that brightens the space and doors lead off to the bedrooms and bathroom.

## Bedroom 1

14'8" x 10'4" (4.48 x 3.17)

This main bedroom is spacious and bright, with a large arch window providing plenty of natural light. With ample space for a furniture and an adjoining door leads to an en-suite shower room, providing privacy and added comfort.

## En-suite

7'1" x 4'4" (2.18 x 1.34)

The en-suite shower room is modern and well-appointed, with white tiles accented by a decorative strip and a patterned floor. It includes a corner glass shower enclosure, a small vanity unit with a basin, a heated towel rail, and a toilet, all creating a clean and stylish space for convenience.

## Bedroom 2

10'10" x 7'11" (3.32 x 2.42)

This second double bedroom is well lit and a comfortable space full of character.

## Bedroom 3

10'10" x 8'1" (3.32 x 2.47)

A third double bedroom with views over the rear garden.

## Bedroom 4

11'7" x 9'0" (3.54 x 2.76)

A further double with ample wardrobe space. The window offers views out to the front, and the room feels light and airy, perfect for family or guests.

## Shower Room

7'10" x 5'8" (2.40 x 1.73)

The family bathroom is stylishly finished with white tiles and a patterned floor. It includes a walk-in shower with black frame details, a modern basin with storage underneath, and a toilet. A window provides natural light and ventilation, completing this practical and contemporary bathroom.

## Rear Garden

The rear garden is well maintained and versatile, featuring a paved patio area ideal for outdoor furniture and entertaining. A section of artificial grass adds greenery without the upkeep. The garden includes wooden pergolas, raised planting beds, and a covered seating or hot tub area, offering a private and sociable outdoor space. It is fully enclosed by fencing and has a garden shed/summer house for additional storage.

## Front Exterior

A driveway providing off-road parking for two cars and access to the integral garage.

## Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 972

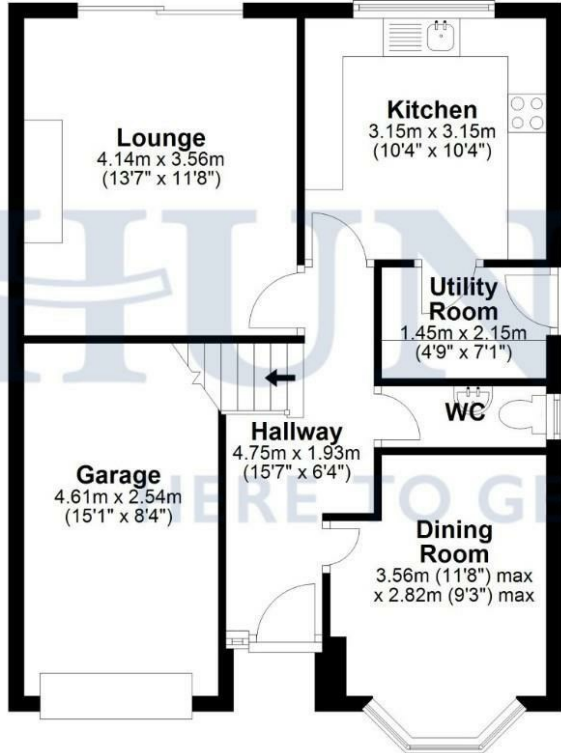
Leasehold Ground Rent Amount: £72.00

Council Tax Banding; ROCHDALE COUNCIL BAND E

# Floorplan

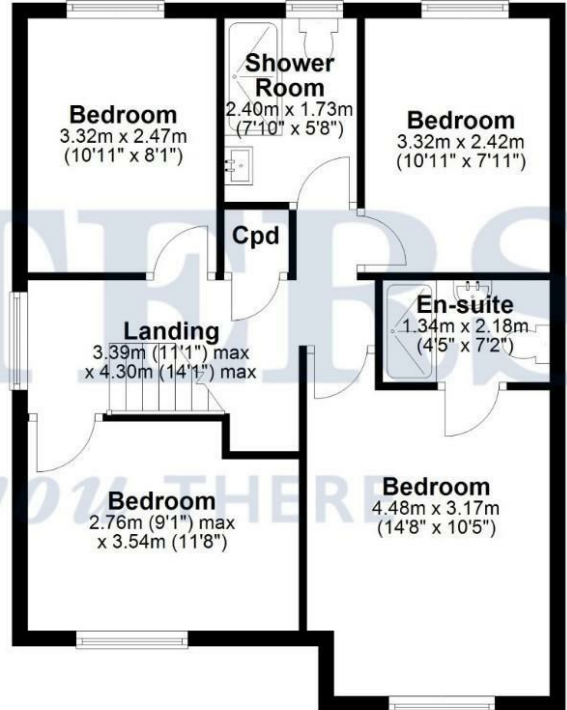
## Ground Floor

Approx. 59.0 sq. metres (634.9 sq. feet)



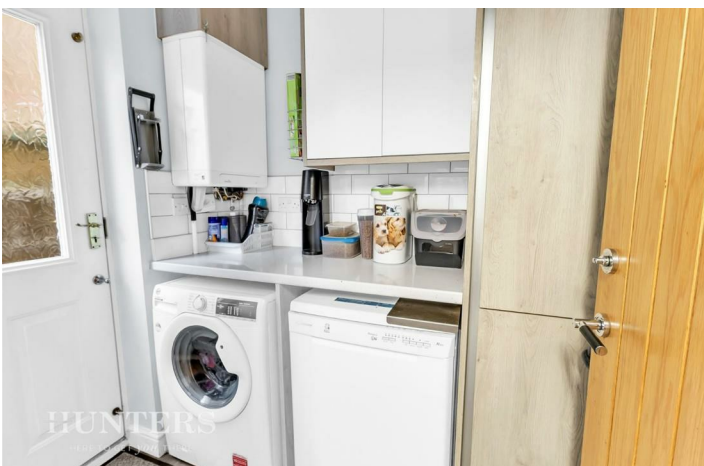
## First Floor

Approx. 57.8 sq. metres (622.5 sq. feet)



Total area: approx. 116.8 sq. metres (1257.4 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.

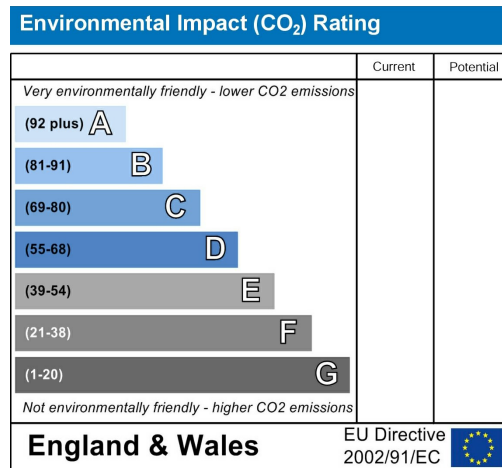
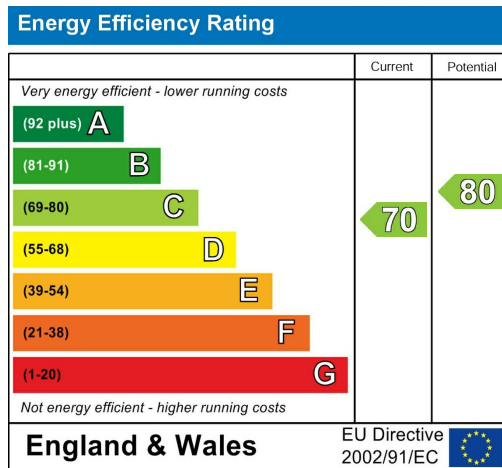






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### Energy Efficiency Graph



### 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





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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