

HUNTERS[®]

HERE TO GET *you* THERE



Bethel Green, Calderbrook Road

Littleborough, OL15 9ND

£175,000

- CHARMING TWO BEDROOM STONE BUILT COTTAGE
- NO ONWARD CHAIN
- STUNNING FAR REACHING VIEWS
- LEASEHOLD
- EPC RATING D



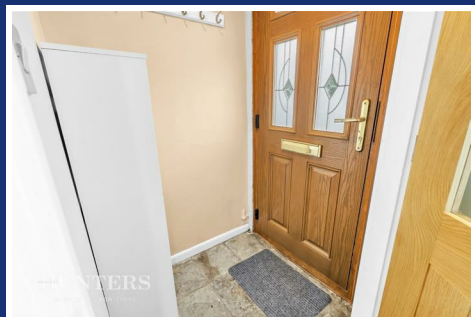
- WELL PRESENTED THROUGHOUT
- SEMI RURAL LOCATION WITH OPEN COUNTRYSIDE
- IDEAL FOR FIRST TIME BUYERS OR DOWNSIZERS
- COUNCIL TAX BAND A

Tel: 01706 390 500

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Offered to the market with no onward chain, this well-presented two-bedroom stone-built character cottage enjoys a delightful semi-rural setting, surrounded by open countryside and boasting stunning far-reaching views.

Ideal for a range of purchasers, including first-time buyers, downsizers, or those simply seeking a peaceful village-style retreat, this attractive terraced home blends character and modern living beautifully.

The accommodation briefly comprises an open-plan lounge and modern fitted kitchen, creating a bright and welcoming living space perfect for everyday living.

To the first floor are two bedrooms together with a contemporary shower room featuring a walk-in shower. Externally, there is a small forecourt garden and on street parking is also available to the front.

Set within a highly desirable location, this charming home offers the perfect balance of rural tranquillity and practical living, making it an excellent opportunity for buyers looking for a ready-to-move-into home with countryside appeal.

Early viewing is highly recommended.

Vestibule

This inviting entrance vestibule features a wood-effect floor and a solid wooden front door with decorative glass inserts. Neutral-toned walls create a welcoming and practical space to greet guests and store outerwear.

Lounge & Dining Room

13'4" x 14'1" (4.06m x 4.29m)

The open-plan lounge and dining room is a bright and airy space, complemented by modern wood-effect floor and recessed ceiling lights. A charming feature is the exposed stone fireplace housing the gas fire, adding warmth and character. The room flows seamlessly into the kitchen area, creating a sociable and functional living space. A spiral staircase leads to the first floor, enhancing the contemporary feel of the room.

Kitchen Area

5'3" x 14'1" (1.60m x 4.29m)

This well-appointed kitchen area offers a clean and modern design with white units topped with wood-effect work surfaces. The kitchen is equipped with an integrated oven, hob with extractor, and space for a washing machine. The subway tile splashbacks, wood-effect flooring, and window over the sink that looks out to the rear combine to create a bright and practical cooking space.

Landing

The spiral staircase leads to a carpeted landing that connects the bedrooms and shower room. The landing provides access to two bedrooms and the modern shower room.

Bedroom 1

9'8" x 10'7" (2.97 x 3.23)

The first bedroom is a cosy room with neutral

walls and a carpeted floor, featuring two built in cupboards and a large window that fills the room with natural light and offers delightful views of the surrounding countryside.

Bedroom 2

8'9" x 8'0" (2.69 x 2.45)

The second bedroom features a soft carpet underfoot and walls painted in a muted green and neutral scheme. A set of three stone mullioned windows provide ample natural light and charming views to the rear.

Shower Room

4'9" x 5'9" (1.46m x 1.75m)

The shower room is fully tiled with modern light grey tiles and fitted with a walk-in shower, white vanity unit with basin, and a close-coupled toilet. A chrome heated towel rail adds a stylish and practical finishing touch, while a frosted window provides natural light and privacy.

Front Garden

Externally, there is a small forecourt garden to the front and on street parking.

Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 805

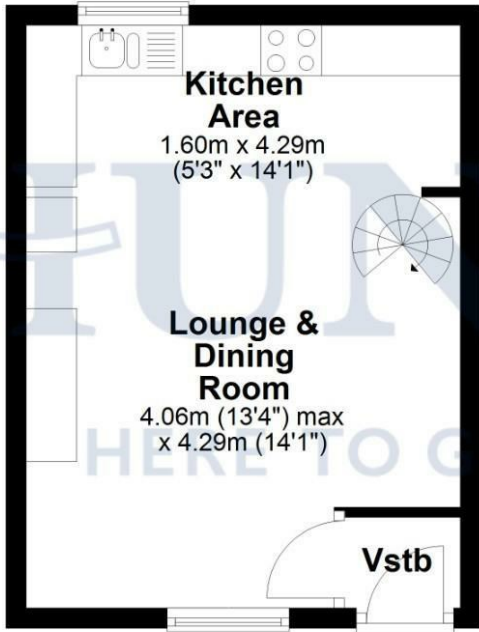
Leasehold Annual Service Charge Amount
£1.00

Council Tax Banding; ROCHDALE COUNCIL
BAND A

Floorplan

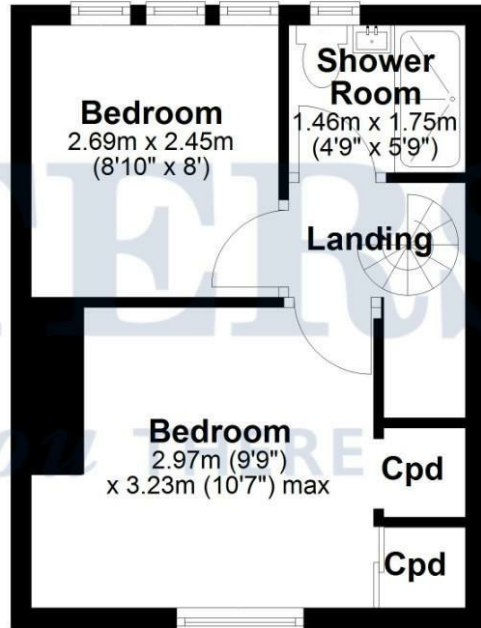
Ground Floor

Approx. 24.7 sq. metres (266.3 sq. feet)



First Floor

Approx. 24.3 sq. metres (261.4 sq. feet)



Total area: approx. 49.0 sq. metres (527.6 sq. feet)

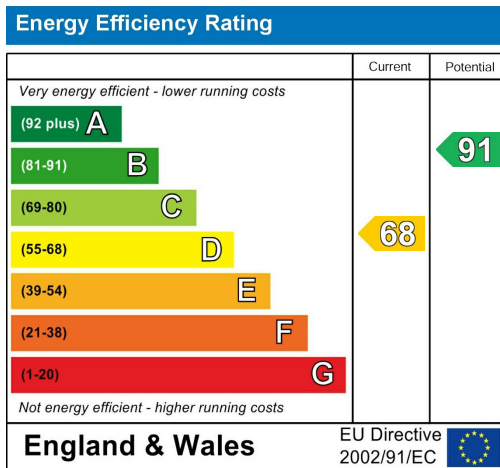
Disclaimer; This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own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

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Plan produced using PlotUp





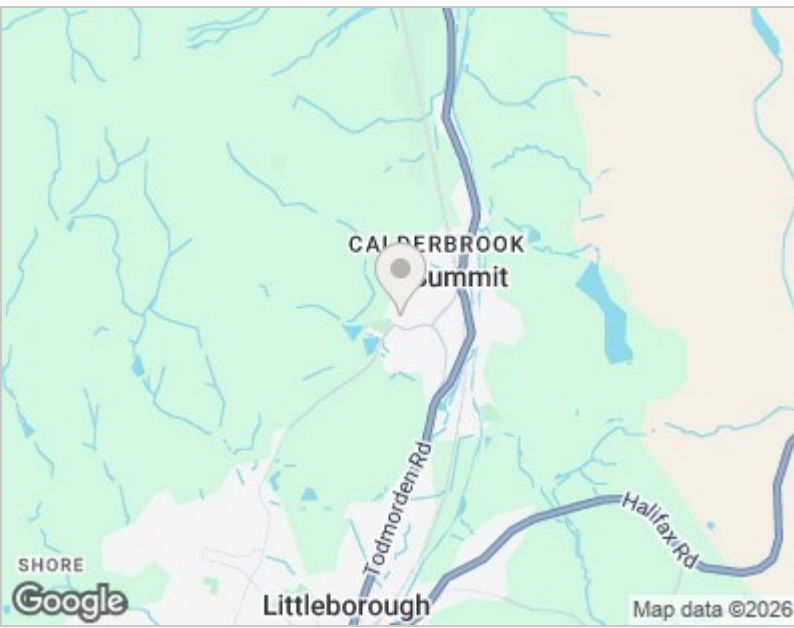
Energy Efficiency Graph



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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