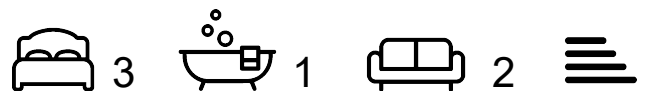




## Heald Close

Littleborough, OL15 0DL

£285,000



- PRIME LOCATION AT HOLLINGWORTH LAKE
- TWO RECEPTION ROOMS
- NEWLY UPDATED GROUND FLOOR
- ENCLOSED GARDEN
- EPC RATING TBC
- THREE BEDROOM SEMI-DETACHED
- LOUNGE WITH MULTI-FUEL STOVE
- DRIVEWAY FOR FIVE CARS
- COUNCIL TAX BAND C
- LEASEHOLD

# Heald Close

Littleborough, OL15 0DL

£285,000



Set in a highly desirable location just moments from Hollingworth Lake, this attractive three-bedroom semi-detached home offers spacious and well-presented accommodation ideal for families and professionals alike.

The property welcomes you with an entrance hall leading into a cosy lounge, complete with a charming multi-fuel stove, creating a warm and inviting atmosphere. A separate dining room provides the perfect space for entertaining, while the kitchen offers practical functionality. A convenient downstairs WC completes the ground floor. Notably, the downstairs has been newly plastered and tastefully decorated, enhancing the home's fresh and modern feel.

Upstairs, the landing leads to three well-proportioned bedrooms and a contemporary shower room. The property further benefits from gas central heating and newly installed double glazing throughout.

Externally, the home boasts a block paved driveway providing off-road parking for approximately five cars, along with a converted storage garage offering additional versatility. To the rear, there is a private enclosed garden, ideal for relaxing or outdoor gatherings.

Situated in the sought-after Hollingworth Lake area, the property enjoys excellent access to a range of local shops, cafés, and restaurants, as well as beautiful scenic walks. Commuters will appreciate the nearby Smithy Bridge railway station, providing main line connections to Leeds and Manchester.

Early viewing is highly recommended to fully appreciate all this wonderful home has to offer.

### Hallway

6'7" x 16'3" (2.02m x 4.96m)

The hallway welcomes you with a bright and inviting space featuring light wall colours and warm wooden flooring. It offers practical storage with a built-in cupboard under the stairs, which houses laundry appliances and shelving, making excellent use of the space. The hallway provides access to a convenient ground floor WC and leads through to the main living areas.

### Lounge

11' x 12'11" (3.36m x 3.94m)

The lounge is a cosy and comfortable room, perfect for relaxing. It features a striking wood-burning stove set within a chimney breast with a rustic wooden mantelpiece, creating a warm focal point. Large windows allow natural light to flood in, enhancing the calm and homely atmosphere.

### Dining Room

11' max x 11'10" (3.36m max x 3.61m)

The dining room offers a bright and inviting space, enhanced by a large window to the front elevation. Built-in shelving unit provides ample storage and display space, complementing the room's warm and welcoming feel.

### Kitchen

7'11" x 8'6" (2.41m x 2.59m)

The kitchen is well-appointed with a range of grey shaker-style units topped with warm wooden work surfaces. It includes a large cooker with an overhead extractor fan, and a window above the sink allows natural light to brighten the space. A door leads to the exterior, providing easy access to the garden area.

### WC

The ground floor WC comprises of a compact basin and a low level WC, creating a practical and easily accessible facility.

### Landing

6'7" x 8'10" (2.02m x 2.69m)

Upstairs, the landing is light and functional, providing access to all first-floor rooms including bedrooms and shower room.

### Bedroom

11' x 12'11" (3.36m x 3.94m)

The main bedroom offers a restful retreat with a large window to the front elevation. It provides ample space for a double bed and additional furniture.

### Bedroom 2

11' x 11'10" (3.36m x 3.61m)

Another good-sized bedroom with a large window and plenty of space, this room could comfortably accommodate a double bed alongside bedside tables and storage.

### Bedroom / Office

6'7" x 7'1" (2.02m x 2.17m)

A smaller bedroom or office space ideal for working from home or as a nursery. It features a window to the rear garden.

### Shower Room

6'7" x 8'6" max (2.02m x 2.59m max)

The shower room has a contemporary feel with a walk-in shower enclosure that features a glass screen. It also benefits from a modern toilet and wash basin, creating a sleek and practical space to refresh.

### Garage / Store

18' x 9'11" (5.48m x 3.03m)

The detached outbuilding offers practical additional storage, with full power and lights and ideal for a variety of uses.

### Rear Garden

The rear garden is a pleasant outdoor space with lawn bordered by flowerbeds and shrubs, enclosed by fencing for privacy. With a raised decked area, ideal for outdoor dining or relaxing, while the garden includes a combination of open grass and mature planting, creating a peaceful and private setting.

### Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 937

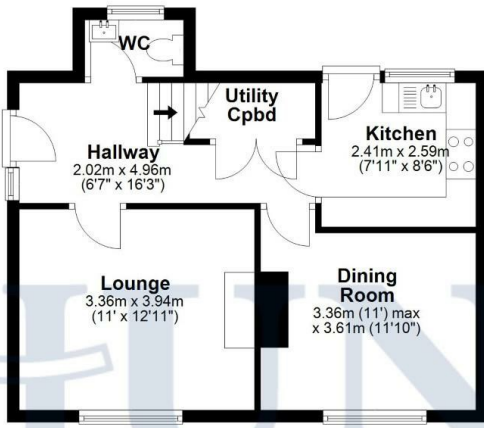
Leasehold Ground Rent Amount: £10.00

Council Tax Banding; ROCHDALE COUNCIL BAND C

# Floorplan

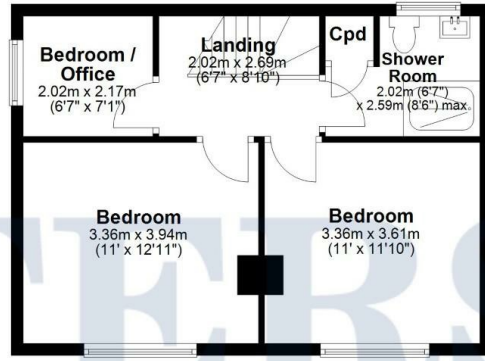
## Ground Floor

Approx. 43.5 sq. metres (467.8 sq. feet)



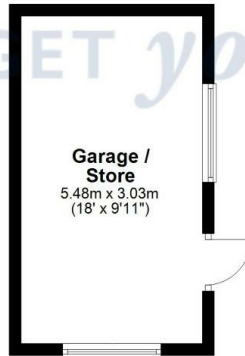
## First Floor

Approx. 41.9 sq. metres (450.9 sq. feet)



## Outbuilding

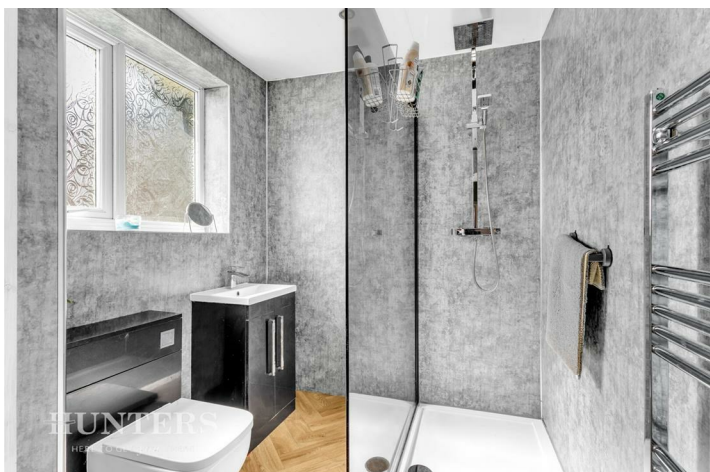
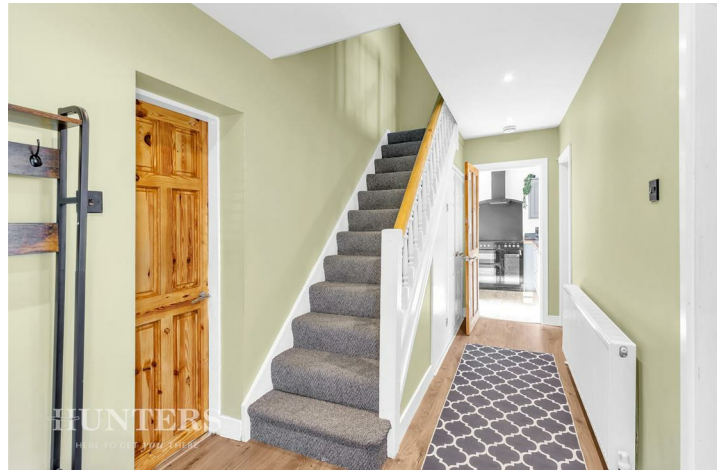
Approx. 16.6 sq. metres (178.9 sq. feet)



Total area: approx. 102.0 sq. metres (1097.7 sq. feet)

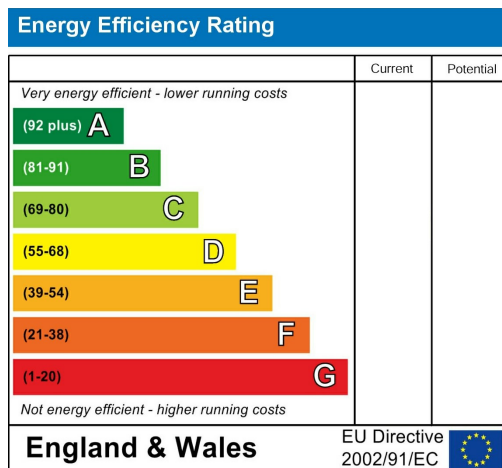
Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source. Created by EveryCloud Photography on behalf of Hunters Littleborough Plan produced using PlanUp.







## Energy Efficiency Graph

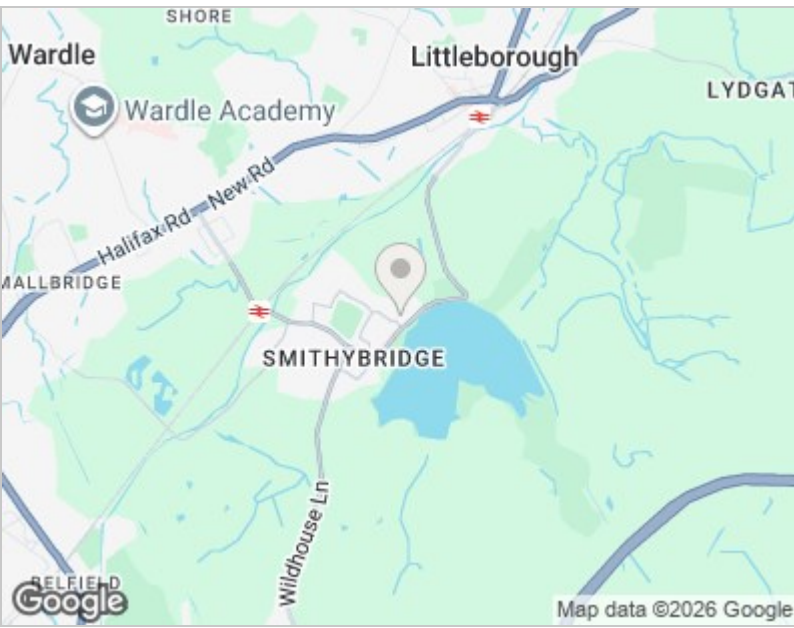


## Viewing

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.

85 Church Street, Littleborough, OL15 8AB  
Tel: 01706 390 500 Email: [littleborough@hunters.com](mailto:littleborough@hunters.com)  
<https://www.hunters.com>

