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Frederick Street

Littleborough, OL15 8DZ

Offers In Excess Of £300,000

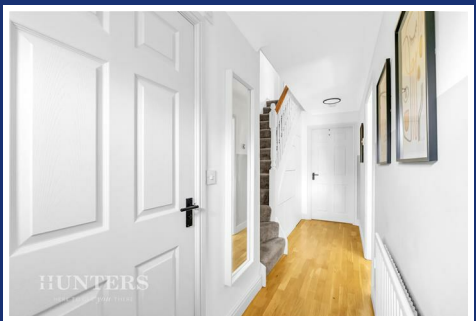
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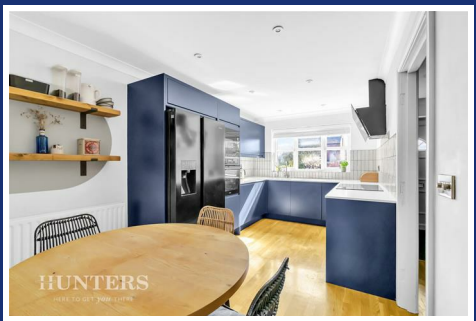
- BEAUTIFULLY PRESENTED END TOWNHOUSE
- FOUR BEDROOMS, MASTER WITH EN SUITE SHOWER ROOM
- NEWLY FITTED KITCHEN AND BATHROOMS
- GARDENS TO FRONT AND REAR
- STUNNING OPEN VIEWS TO THE REAR
- PRIVATE PARKING FOR TWO CARS
- CLOSE TO LITTLEBOROUGH VILLAGE AND OPEN COUNTRYSIDE
- EPC RATING C
- COUNCIL TAX BAND C
- FREEHOLD

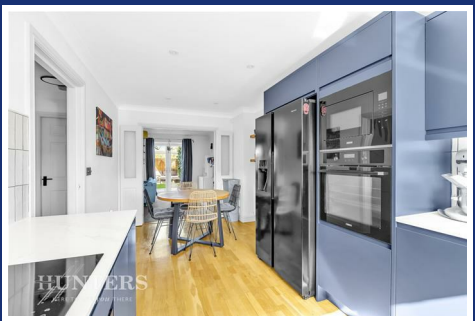
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Situated on a quiet cul-de-sac just a short distance from Littleborough centre, this beautifully presented four-bedroom end townhouse offers an excellent family home with spacious accommodation throughout. The property is conveniently located a short distance from Littleborough village, close to all local amenities, including shops, schools, and main line train station providing direct access to both Manchester and Leeds city centres.

The ground floor comprises a welcoming entrance hall, a convenient cloakroom, and a modern dining kitchen with doors opening into a generous lounge, creating a bright and open-plan living space ideal for both everyday living and entertaining.

To the first floor are three well-proportioned bedrooms, two of which are doubles, along with a stylish and modern fitted family bathroom.

Occupying the entire second floor, the impressive master bedroom benefits from stunning open views and a private, modern en-suite shower room.

Externally, the property features two allocated parking spaces—one positioned directly to the front—and a private, low-maintenance rear garden that backs onto open countryside, offering a peaceful outlook.

An early viewing is highly recommended for this fantastic family home.

Entrance Hallway
The welcoming entrance hall offers built in useful storage and warm wooden flooring which continues through into the dining kitchen.

Dining kitchen
17'11" x 8'9" (5.46m x 2.66m)
The dining kitchen is a stylish, open space featuring a range of modern wall and base units white quartz work surfaces that offer plenty of preparation space. Integrated appliances include an oven, hob with overhead extractor fan, dishwasher, microwave and space for a large freestanding fridge freezer. A dining table sits conveniently within the room, ideal for casual meals. The room is brightened by a large window overlooking the front of the property, allowing natural light to flood in and folding doors that lead to the lounge creating an open plan feel.

Lounge
13'9" x 15'5" (4.19 x 4.71)
A bright and spacious lounge, benefitting from a window and French doors, allowing an abundance of natural light to fill the space while providing direct access to the rear garden. A stylish feature fireplace creates a focal point, complemented by ample space for both seating and entertaining. This inviting living area offers a perfect setting for relaxing or hosting guests.

WC
The ground floor cloakroom is cleverly designed with a modern low level WC and wash hand basin. It also accommodates plumbing for a washing machine, making it a practical utility space as well as a WC.

Landing
7'2" x 15'5" (2.19 x 4.71)
With access to all first floor rooms, stairs leading to the second floor and a useful built in storage cupboard.

Bedroom 2
14'2" max x 8'9" (4.31 max x 2.66)
A spacious double bedroom located to the front of the property with a built in storage cupboard and two windows to the front of the property allowing plenty of natural light.

Bedroom 3
10' x 6'5" (3.06 x 1.95)
A further double bedroom located to the rear of the property enjoying open countryside views.

Bathroom
5'9" x 8'9" (1.74 x 2.66)
A stylish and contemporary bathroom fitted with a modern three-piece suite comprising a low-level WC, a sleek vanity unit with wash hand basin, and a panelled bath with overhead rainfall shower and glass screen. Additional benefits include a heated towel radiator, recessed wall niches for storage, and a large wall-mounted mirror enhancing the sense of light and space.

Landing 2
6'4" max x 8'5" max (1.93m max x 2.57m max)
The second floor landing is compact but provides access to the main bedroom and its en-suite bathroom.

Bedroom 1
15'8" max x 10'7" (4.77m max x 3.22m)
The master suite is a spacious room located on the second floor with a generous footprint. It benefits from a large window with views over the rear garden and open countryside beyond. Benefitting from built in wardrobes with access to additional eaves storage, a useful storage cupboard and access to the en-suite shower room.

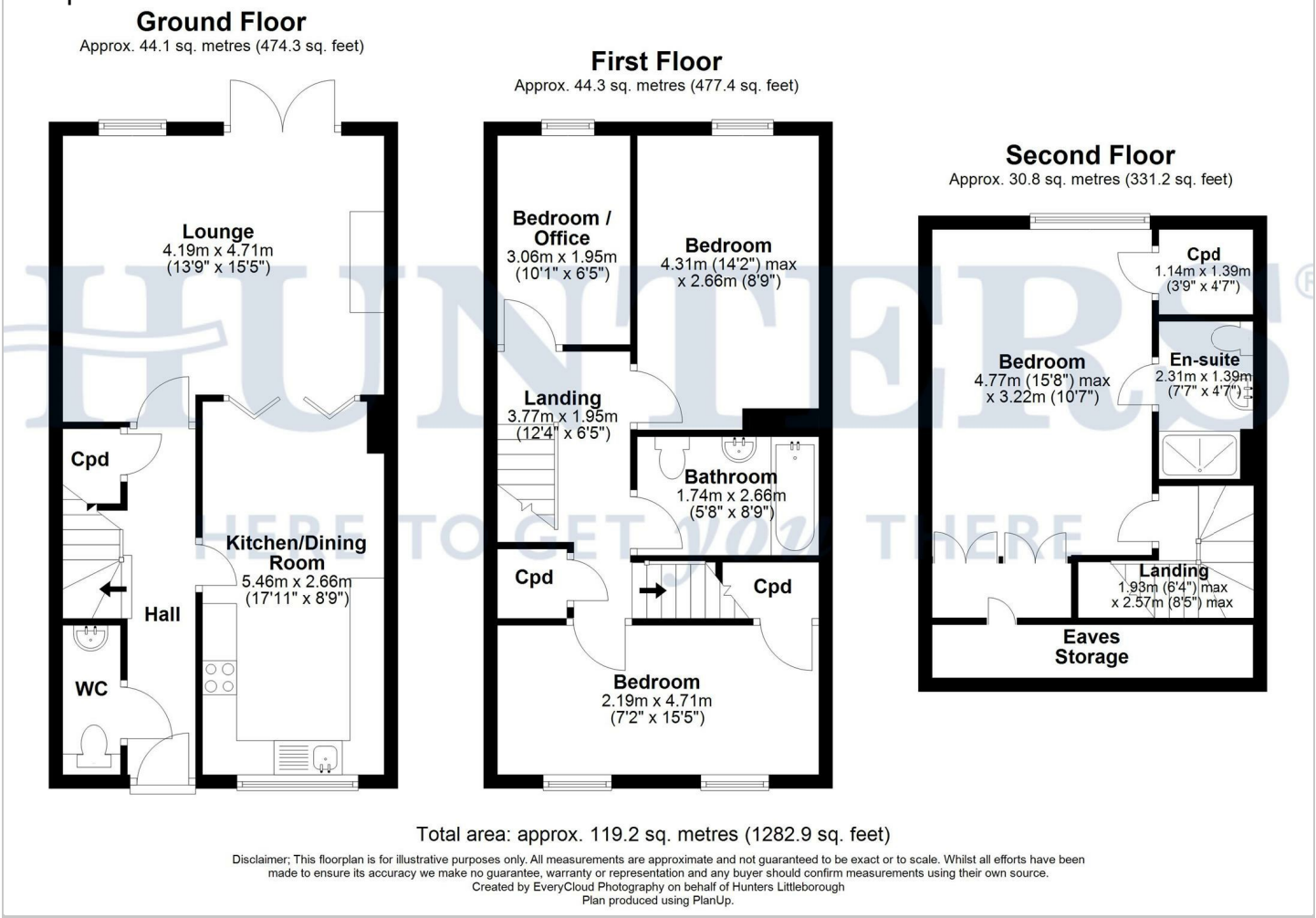
En-suite
7'7" x 4'7" (2.31m x 1.39m)
A modern and stylish en-suite shower room, comprising of a walk-in shower, a vanity unit with sink, low level WC, heated towel rail and elegant gold fixtures that complement the neutral tones of the tiling and walls.

Gardens
The rear garden is a beautifully maintained area with an attractive paved patio, artificial lawn, and mature planting that offers privacy. A pergola-covered seating area (with power and lighting) provides a sheltered spot for relaxing outdoors, while the garden extends to open countryside views beyond, creating a peaceful setting. A lawned garden can be located to the front with a paved pathway leading to the front of the property.

Parking
The property benefits from parking for two cars, with one space directly to the front.

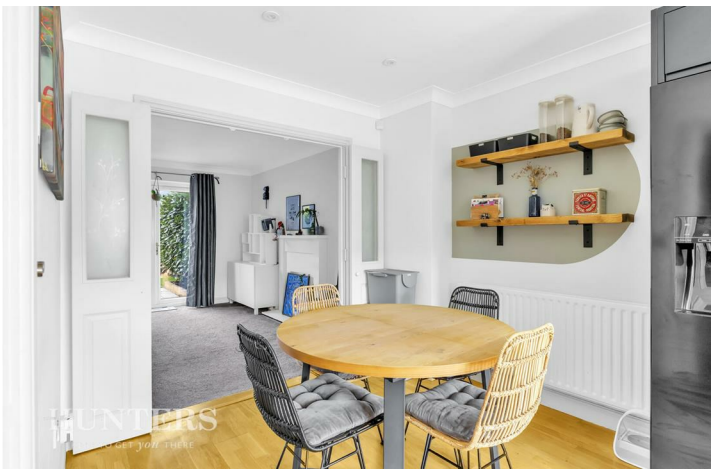
Material Information - Littleborough
Tenure Type; FREEHOLD
Council Tax Banding; ROCHDALE COUNCIL BAND C

Floorplan



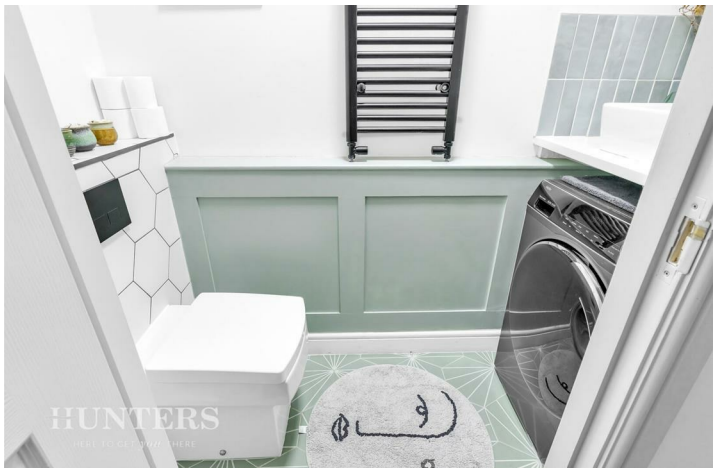
Total area: approx. 119.2 sq. metres (1282.9 sq. feet)

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.



















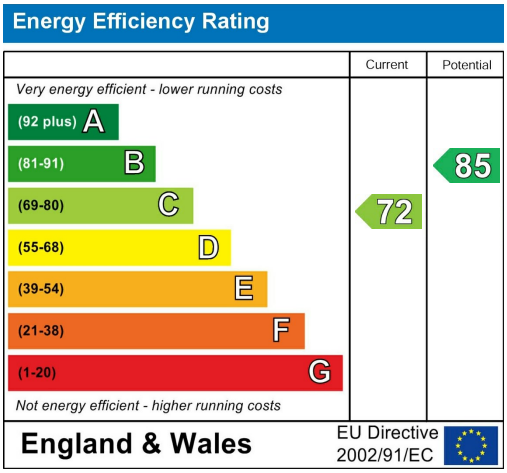


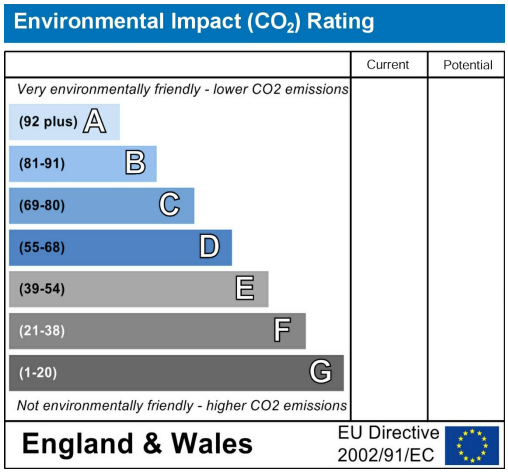






Energy Efficiency Graph

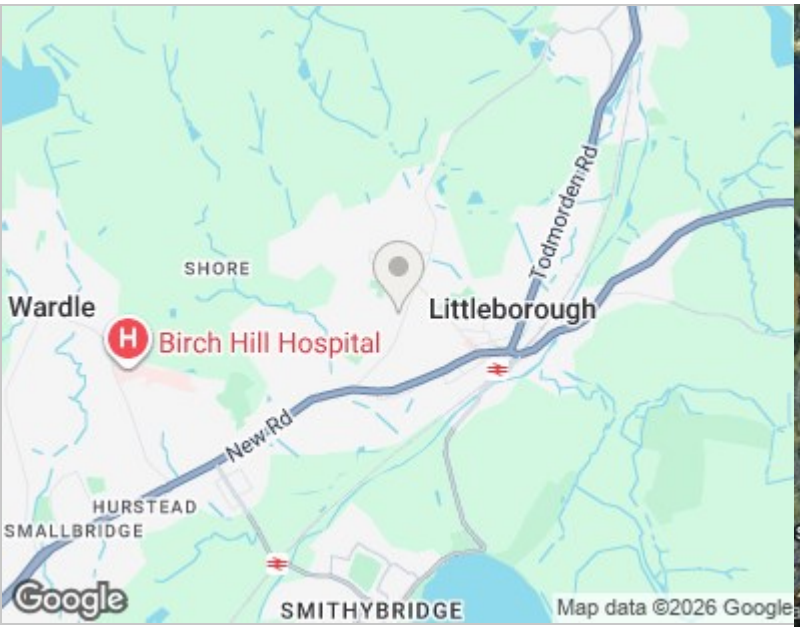




Viewing

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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