



**Kiln Gardens**  
**Haugh Square, Rochdale OL16 3RG**  
**OFFERS INVITED IN THE REGION OF £475,000**

**Adamsons Barton Kendal** are delighted to introduce this wonderful four bedroom detached family home in the heart of Littleborough. Accessed over the popular Riverstone Bridge spanning the River Roch, the property is positioned within a quiet cul-de-sac location, offering both privacy and a true sense of community. Ideally situated close to excellent transport links, local amenities and well-regarded schools, this superb, move-in-ready home occupies a highly sought-after setting. Early viewing is strongly recommended.

The property boasts an attractive frontage with a large double driveway providing ample off-road parking, alongside a single garage. Beautifully maintained gardens to both the front and rear enhance the home's kerb appeal.

Upon entering, you are welcomed by a stunning entrance hall featuring a striking modern glass staircase, creating an immediate sense of style and light. The ground floor offers a versatile craft room, which could easily be utilised as a home office or even an additional bedroom if required. There is also a convenient downstairs WC.

The fitted family kitchen is thoughtfully designed with a breakfast bar seating two and includes integrated appliances such as a fridge freezer and dishwasher, with additional space to accommodate a washer and dryer, forming a practical utility area.

The heart of the home is the impressive open-plan living and dining space, complemented by a beautiful orangery extension with under floor heating that floods the area with natural light. Currently arranged as a dining and sitting area, it provides the perfect space for family gatherings and entertaining. The separate lounge is spacious and inviting, complete with a gas fireplace that adds a cosy focal point.

To the first floor, the master bedroom benefits from its own en suite featuring a walk-in shower. There are three further well-proportioned bedrooms, two generous doubles enjoying lovely views and fitted wardrobes, and a further spacious bedroom with useful built-in storage cupboards.

Externally, the rear garden can be accessed via double doors from the orangery, opening onto a charming paved patio area ideal for outdoor dining. The garden also features a lawned area and an additional raised seating space, creating a wonderful environment for relaxing and entertaining.

This is a perfect family home with a warm and welcoming feel, ideally suited to growing families and upsizers alike. Early viewing is highly recommended to fully appreciate all that this fantastic property has to offer.

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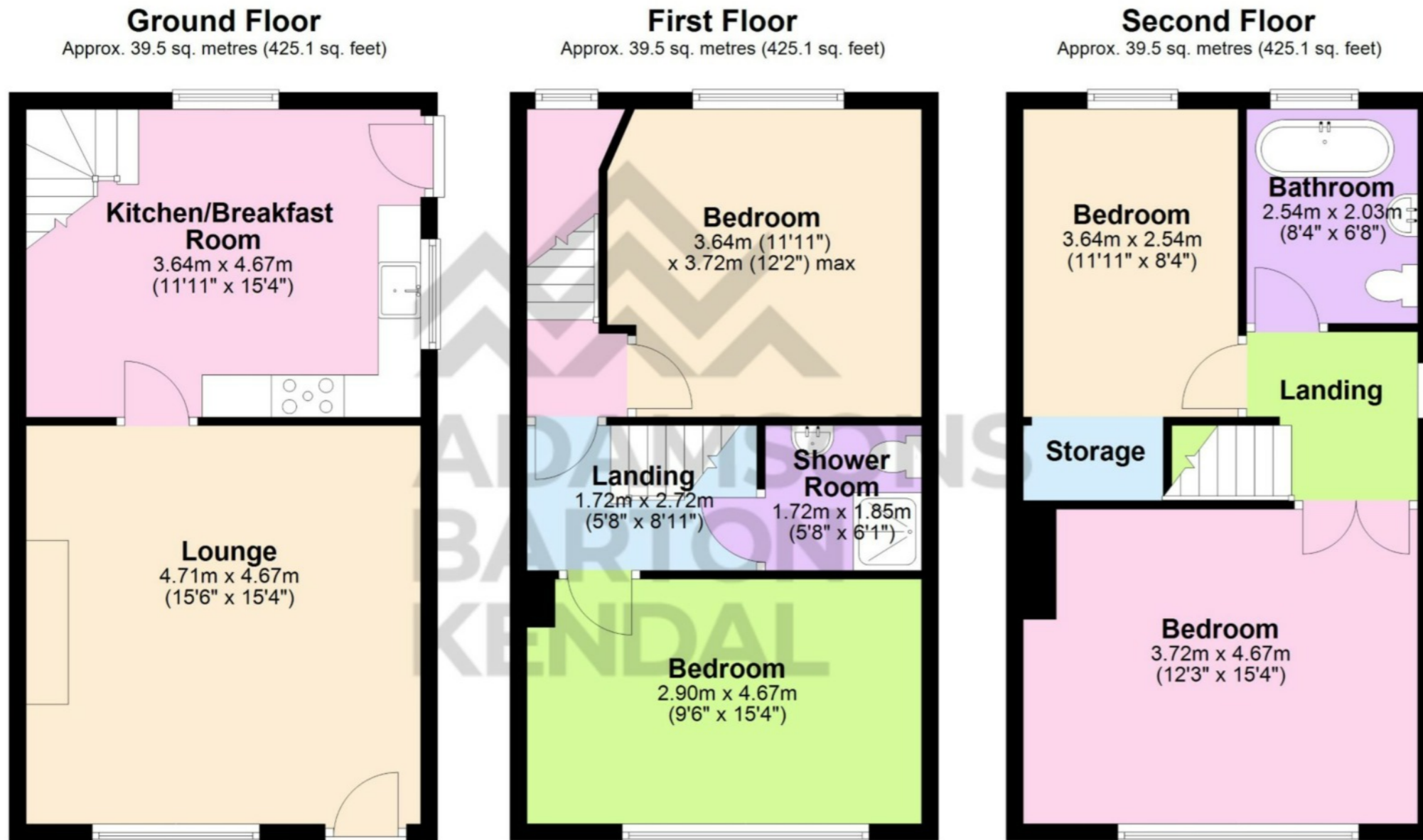


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Tenure - TBC

Council Tax Band - Band D

Energy Performance Cert - C70



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Total area: approx. 118.5 sq. metres (1275.3 sq. feet)

Disclaimer - Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, this plan is for illustrative purposes only and should only be used as such by any prospective purchaser.  
Plan produced using PlanUp.

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