HUNTERS®

HERE TO GET *you* THERE



Halifax Road

Littleborough, OL15 0HB

£200,000

3 2 1 C

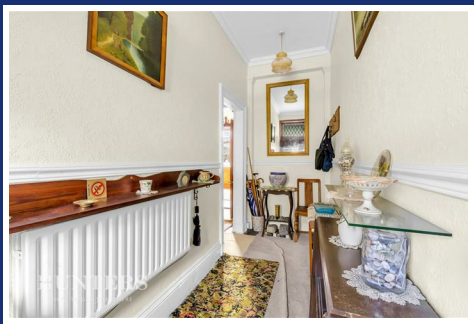
- DECEPTIVELY SPACIOUS TERRACED HOME
- THREE BEDROOMS PLUS ATTIC ROOM
- IN NEED OF MODERNISATION
- SIDE/REAR STREET PARKING
- EPC RATING C
- HEART OF LITTLEBOROUGH VILLAGE
- WALKING DISTANCE TO TRAIN STATION & HOLLINGWORTH LAKE
- NO CHAIN & EXCELLENT POTENTIAL
- COUNCIL TAX BAND B
- FREEHOLD

Halifax Road

Littleborough, OL15 0HB

£200,000







Situated in the heart of Littleborough village, this deceptively spacious terraced property offers an exciting opportunity for buyers looking to create a wonderful family home full of charm and character. Ideally positioned within walking distance of the village centre, the property enjoys easy access to a fantastic range of independent shops, cafés and restaurants, whilst Littleborough train station is just a stone's throw away, providing excellent commuter links to Manchester and Leeds. Hollingworth Lake is also nearby, offering beautiful walks and a variety of leisure facilities, with well-regarded local schools all within easy reach.

Although the property would now benefit from a programme of modernisation, it offers generous accommodation throughout and tremendous potential to add value.

The accommodation briefly comprises an entrance hall, spacious lounge, kitchen diner, useful ground floor shower and WC along with a cellar providing excellent storage. To the first floor are three well-proportioned bedrooms and a family bathroom, whilst a staircase leads to a versatile attic room, ideal for a home office, hobby room or just for storage.

Externally, the property benefits from an enclosed rear yard, and whilst there is no allocated parking, residents have always used the adjoining unadopted side street for parking, providing practical and well-established parking.

Offered for sale with no onward chain, this characterful home presents an excellent opportunity for first-time buyers, families or investors seeking a property they can modernise and make their own in one of Littleborough's most convenient and sought-after locations.

Entrance Hall
The hallway offers a warm welcome with its traditional wood front door featuring a glazed panel and decorative leaded glass above.

Lounge
13'5" x 14'11" max (4.09m x 4.54m max)
A comfortable and inviting reception room featuring high ceilings and a large window allowing plenty of natural light to flood the space. The room retains a wealth of period character, including a traditional fireplace with white mantelpiece and black hearth, feature wooden picture and dado rails, and fitted carpeting. A Stannah disability lift is currently installed within the room.

Kitchen/Dining Room
14'1" x 14'11" (4.30m x 4.54m)
The kitchen dining room is a generously sized, naturally bright space with large window that overlook the rear. It features an array of traditional wooden wall and base units with plenty of storage and contrasting work surfaces. There is a four-burner gas hob set into the counter and an integrated oven. The room comfortably accommodates a dining table and chairs, and an exposed chimney breast with a feature multi fuel stove adds character. Stairs to the Cellar Room, which is useful for storage.

Utility/Shower Room
11'6" x 8'5" (3.52m x 2.57m)
The utility room is a compact, practical space with a window overlooking the side of the house and a door providing access to the rear courtyard. It contains plumbing and a washing machine, with neutral walls and practical flooring. This room also has a fitted shower.

WC
The cloakroom is a small but functional space, comprising a WC and a corner basin. Tiled flooring and simple white walls keep the room clean and bright. This cloakroom is conveniently located near the utility area for ease of access.

Landing
The landing provides access to three bedrooms and the bathroom. With a second staircase to the attic room.

Bedroom 1
12' x 11'5" (3.66m x 3.49m)
Double bedroom featuring a large window that fills the room with natural light. It includes a built-in wardrobe with wooden louvre doors which houses the boiler and a charming cast iron fireplace as a focal point. The room has carpet flooring and pale walls, creating a cosy and restful atmosphere.

Bedroom 2
13'5" x 9'8" (4.09m x 2.96m)
Bedroom 2 is a bright room with a large window and neutral walls. It includes a range of fitted wardrobes and ample space for a bed and additional furniture. Carpeted flooring and a ceiling beam add to the character and warmth of the room.

Bedroom 3
13'5" x 9'8" (4.09m x 2.94m)
Bedroom 3 is a similarly sized room with a large window overlooking the street, neutral décor, and carpet flooring. It has ample space for bedroom furniture and shares the same cosy, light atmosphere as the other bedrooms.

Bathroom
11'5" x 10'9" (3.47m x 3.28m)
This bathroom is a spacious room featuring a classic white suite with a bathtub which has a shower over with shower screen, pedestal wash basin, and WC. The room has natural light from two windows, and the ceiling has a gentle vaulted shape, adding to the character.

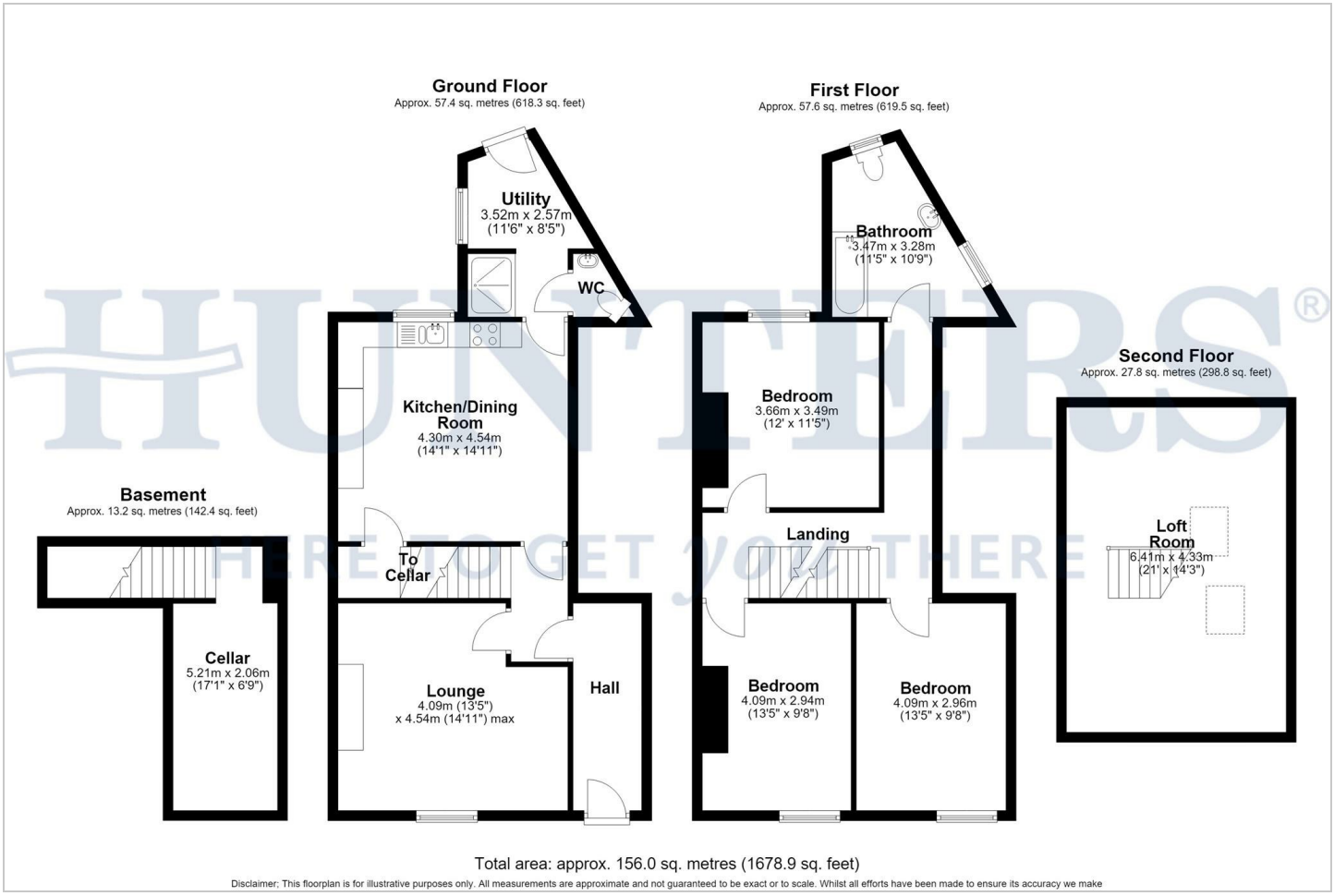
Loft Room
21' x 14'3" (6.41m x 4.33m)
The loft room is a spacious, versatile area with a large window offering plenty of natural light with 2 Velux roof windows. Wonderful potential to create a home office or hobby room.

Rear Yard
The rear area is a paved courtyard-style space, enclosed by walls and fencing for privacy. It offers ample space for outdoor seating and planting, with mature shrubs adding greenery in the corners. This low-maintenance garden is ideal for relaxing outdoors or entertaining in a private setting. A side gate leads to the are where the local residents park.

Parking
Local residents benefit from informal parking on the side street accessed directly off Halifax Road, just beyond the Red Lion. This is an unadopted road where residents have parked for many years, providing practical and well-established parking. Tucked away from the main road, it offers a convenient and discreet location for parking with a side gate to the rear entrance of the property.

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

Floorplan


Ground Floor
Approx. 57.4 sq. metres (618.3 sq. feet)
Utility
3.52m x 2.57m
(11'6" x 8'5")
WC
Kitchen/Dining Room
4.30m x 4.54m
(14'1" x 14'11")
To Cellar
Lounge
4.09m (13'5")
x 4.54m (14'11") max
Hall
Basement
Approx. 13.2 sq. metres (142.4 sq. feet)
Cellar
5.21m x 2.06m
(17'1" x 6'9")
First Floor
Approx. 57.6 sq. metres (619.5 sq. feet)
Bathroom
3.47m x 3.28m
(11'5" x 10'9")
Bedroom
3.66m x 3.49m
(12' x 11'5")
Landing
Bedroom
4.09m x 2.94m
(13'5" x 9'8")
Bedroom
4.09m x 2.96m
(13'5" x 9'8")
Second Floor
Approx. 27.8 sq. metres (298.8 sq. feet)
Loft Room
6.41m x 4.33m
(21' x 14'3")
Total area: approx. 156.0 sq. metres (1678.9 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



















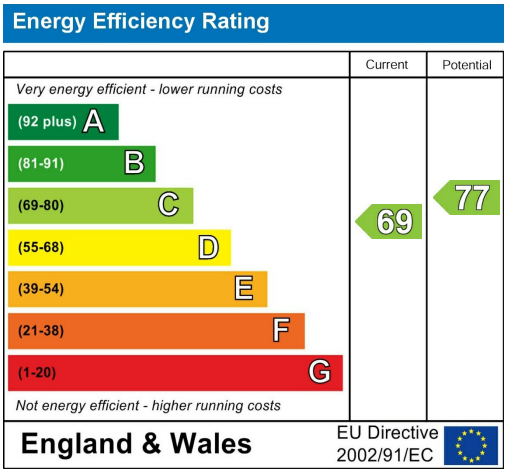


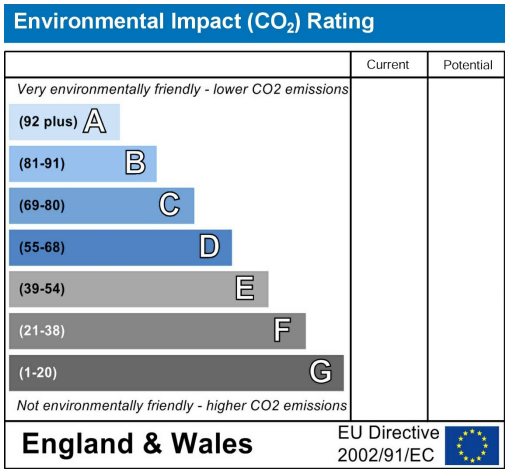






Energy Efficiency Graph





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
https://www.hunters.com

