

# HUNTERS®

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## Holme House Street

Littleborough, OL15 9QU

Offers In Excess Of £500,000



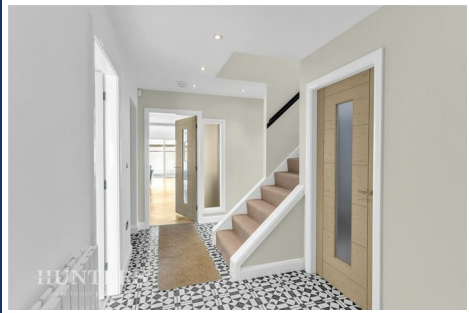
- EXCLUSIVE GATED PRIVATE COMMUNITY LOCATION
- STUNNING OPEN PLAN LIVING KITCHEN DINER WITH BI-FOLD DOORS
- FOUR/THREE BEDROOMS WITH LUXURIOUS PRINCIPAL SUITE
- SOLD WITH NO ONWARD CHAIN AND EXCELLENT TRANSPORT LINKS
- EPC RATING C
- DETACHED FAMILY HOME EXTENDING TO 2,195 SQ FT
- SEPARATE SNUG AND DEDICATED HOME STUDY
- INTEGRAL GARAGE PLUS STUDIO FLEXIBLE USE SPACE
- FREEHOLD
- COUNCIL TAX BAND E

Tel: 01706 390 500

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Nestled within an exclusive private gated community, this impressive detached residence offers a superb blend of tranquillity, space and modern family living. Extending to approximately 2,195 sq ft, the property occupies a highly desirable semi-rural position, close to open countryside and the canal, while still offering convenient access to the centre of Littleborough, with its range of schools, shops, cafés and restaurants. Excellent transport links are available via the nearby mainline station, providing direct services to Manchester and Leeds.

The ground floor is introduced by a welcoming entrance hall, setting the tone for the generous and versatile accommodation throughout. There is a separate snug, along with a dedicated home study. A cloakroom and downstairs WC adds everyday convenience.

At the heart of the home is the stunning extended open-plan living kitchen diner, a space designed for modern living and entertaining. This superb room features quality fittings and expansive bi-fold doors that flood the interior with natural light and open seamlessly onto the garden, creating a wonderful indoor-outdoor flow. A separate utility room adds practicality, while the integral garage provides secure parking and storage. A detached studio further enhances flexibility, ideal as a home office, gym or creative space.

To the first floor, the accommodation continues to impress with four well-proportioned bedrooms arranged in a flexible layout. The original fourth bedroom has been incorporated into the principal suite to create a generous dressing room, enhancing the sense of luxury and space. The principal bedroom also benefits from a stylish en-suite shower room, complemented by a modern family bathroom serving the remaining bedrooms.

Offered for sale with no onward chain, this exceptional home represents a rare opportunity to acquire a spacious and versatile property in a peaceful yet well-connected location, perfectly suited to modern family life.

**Hallway**

14'3" x 6'7" (4.33m x 2.00m)

This bright and welcoming hallway features patterned floor tiles that add a touch of character. It includes a staircase with a carpeted runner leading to the first floor, and a glazed wooden door that opens into the spacious living and kitchen area. The space feels open and airy, with neutral walls and modern fixtures enhancing the contemporary feel of the home.

**Cloakroom and Downstairs WC**

5'5" x 8'8" (1.66m x 2.65m)

The cloakroom has fitted wardrobe storage with a further meter cupboard. A stylish ground floor WC fitted with a contemporary vanity unit incorporating a wash hand basin, complete with an illuminated mirror above. The room is finished with attractive half-height wall tiling and patterned flooring, whilst a heated towel rail adds both practicality and comfort. Conveniently located for guests and everyday family use.

**Office**

7'11" x 9'3" (2.41m x 2.82m)

A versatile room currently arranged as a home office with light wood flooring, ideal for working from home or as a quiet study. It features a large window allowing natural daylight to fill the room, and neutral decor creating a calm environment. The space benefits from built-in shelving for storage and organisation.

**Snug**

10'10" x 8'8" (3.31m x 2.65m)

A cosy snug room with carpeted flooring and a front-facing window. The space is neutral and bright, suitable for a quiet sitting room or additional living space with plenty of natural light.

**Open Plan Living Kitchen Diner**

26'3" x 24'11" (8.00m x 7.60m)

An impressive extended open-plan living, kitchen and dining room forming the heart of the home. Beautifully finished with herringbone flooring throughout, this exceptional space is flooded with natural light from two roof lights and large bi-fold doors opening onto the rear garden. The contemporary kitchen is fitted with a range of sleek wall and base units complemented by granite worktops, a central island and a copper one-and-a-half bowl sink with matching tap. A comprehensive range of integrated appliances includes a double oven arrangement comprising a fan oven and combi microwave oven, fridge, freezer, dishwasher, wine cooler, recycling bin, induction hob and recessed extractor. The room offers ample space for both dining and lounge furniture, creating a versatile and sociable environment ideal for modern family living and entertaining. Further benefits include colour-selectable LED mood lighting, contemporary anthracite radiators and a kickboard fan heater, all enhancing the stylish finish of this superb extension.

**Utility Room**

6'10" x 10'10" (2.07m x 3.29m)

Accessed via the garage, the utility room is fitted with a range of storage units finished in soft grey, topped with a wooden work surface. It includes space for a washing machine tucked neatly under the counter and a sink beneath the window, allowing natural light to brighten the room. A door provides external access to the garden area, making this a practical and convenient space for laundry and household chores.

**Studio**

15'8" x 9'6" (4.78m x 2.89m)

A versatile additional room accessed via the rear garden, originally created for use as a beauty studio. Offering flexible accommodation, the space would be ideal as a home office, treatment room, hobby room, gym, workshop or storage area, depending on individual requirements. A useful addition to the property with potential for a variety of uses.

**Landing**

6'0" x 12'0" (1.82m x 3.67m)

A bright landing area with a window providing natural light. This space leads to the bedrooms and bathrooms on the first floor, with neutral decoration and fitted carpet flooring.

**Master Suite Bedroom**

20'1" x 12'7" (6.13m x 3.83m)

An impressive principal bedroom suite, originally configured as two separate bedrooms and now thoughtfully combined to create a spacious master suite with a large dressing room and en-suite shower room. The bedroom enjoys a large window providing plenty of natural light, fitted wardrobes offering excellent storage, carpeted flooring and ceiling spotlights. The adjoining dressing room provides additional versatility and could, if required, be reinstated as a separate bedroom, making it ideal for growing families or those seeking flexible accommodation.

**En-suite**

9'9" x 6'8" (2.98m x 2.03m)

The en-suite shower room is fitted with a contemporary suite comprising a wall-hung WC, double vanity unit with storage drawers and a large mirrored cabinet with integrated LED lighting. A spacious walk-in shower with sliding glass door and quality thermostatic shower fittings is complemented by stylish tiling and a heated towel rail, creating a luxurious addition to the principal bedroom suite.

**Dressing Room / Bedroom 4**

9'1" x 11'8" (2.77m x 3.56m)

Accessed directly from the principal bedroom, this versatile room is currently utilised as a spacious dressing room, providing excellent additional storage and wardrobe space. Formerly a separate bedroom, the room retains the flexibility to be used as a fourth bedroom, nursery, home office or hobby room, depending on individual requirements, making it a valuable addition to the principal suite.

**Bedroom 2**

15'0" x 12'11" (4.57m x 3.94m)

A spacious double bedroom enjoying neutral décor and carpeted flooring, creating a bright and welcoming atmosphere. The room benefits from a bank of built-in wardrobes providing excellent storage, whilst a window overlooking the property allows for plenty of natural light. A well-proportioned bedroom ideal for family living or guests.

**Bedroom 3**

7'11" x 11'0" (2.41m x 3.35m)

A third bedroom with neutral walls and carpeted flooring. A window faces the front of the property, making the room bright and airy.

**Bathroom**

5'7" x 7'4" (1.70m x 2.24m)

The family bathroom is beautifully appointed with a contemporary suite comprising a panelled bath with dual-head shower over and glass shower screen, wash hand basin and WC. Stylish tiling complements the modern finish, while a mirrored cabinet with integrated LED lighting and Bluetooth connectivity adds a touch of luxury. Further benefits include a heated towel rail and quality fittings throughout, creating a practical yet elegant space for everyday family use.

**Garage**

19'1" x 10'10" (5.83m x 3.29m)

The integral garage provides secure parking and useful additional storage space, benefiting from an electric up-and-over door, power and lighting. A practical feature of the home, the garage also offers direct access to the utility room, making it ideal for everyday convenience.

**External**

The property occupies an enviable position within an exclusive private gated development of just three homes. To the front, a generous tarmac driveway provides off-road parking for up to six vehicles and benefits from an EV charging point. An attractive Indian stone pathway leads to the entrance door, whilst decorative and security lighting enhances both the driveway and approach to the property.

To the rear, the garden has been thoughtfully landscaped to create an impressive outdoor entertaining space arranged over several levels. An Indian stone patio provides the perfect setting for outdoor dining, whilst decked and raised terrace areas enjoy a pleasant degree of privacy and attractive outlooks. A private sun terrace with frameless frosted glass balustrading offers an ideal space to relax, complemented by a hot tub and decorative garden lighting, creating a wonderful atmosphere into the evening. Mature planting, stone wall boundaries and a delightful backdrop enhance the setting, while a useful garden store with lighting and a secure aluminium side door provides practical storage.

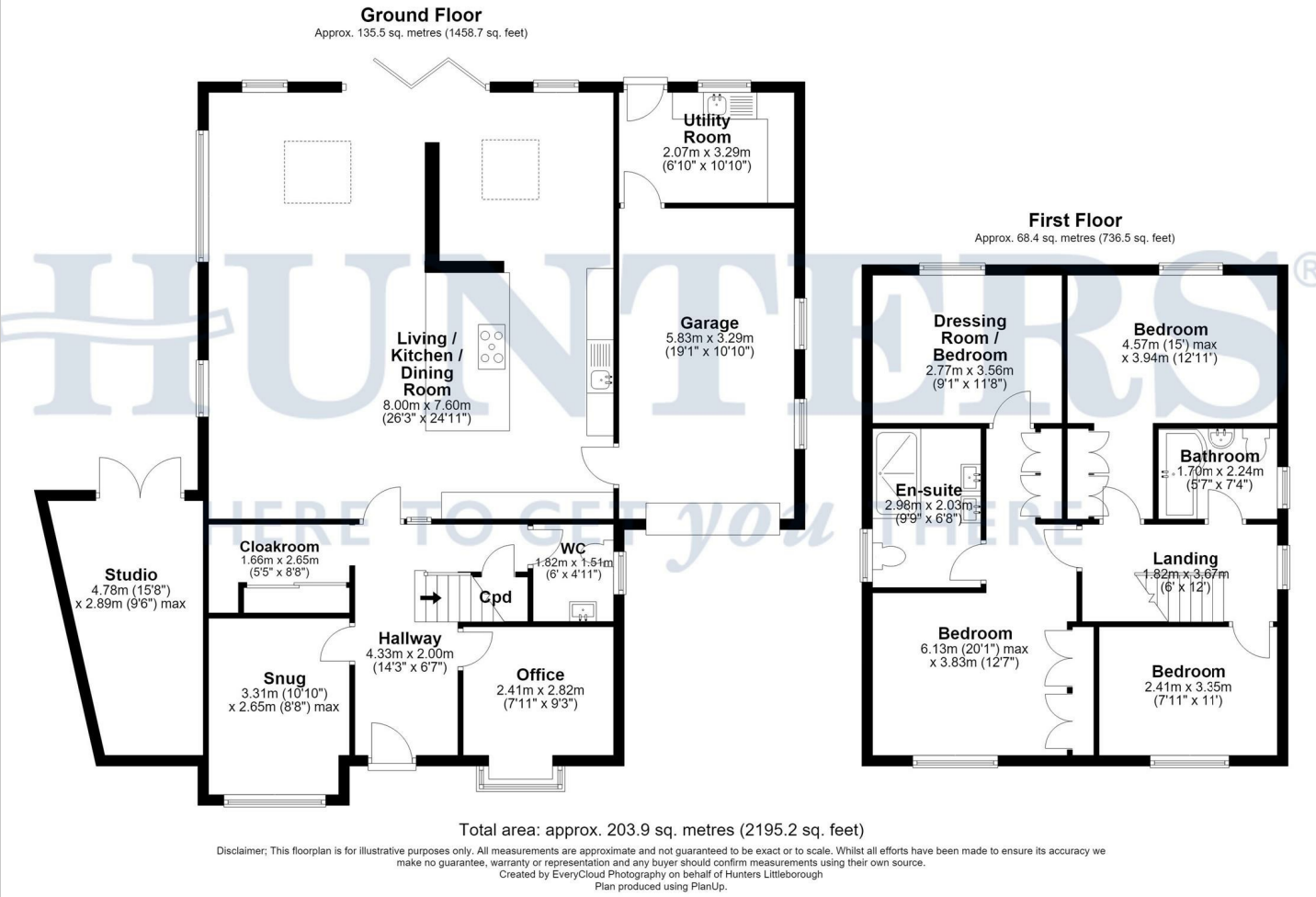
**Material Information - Littleborough**

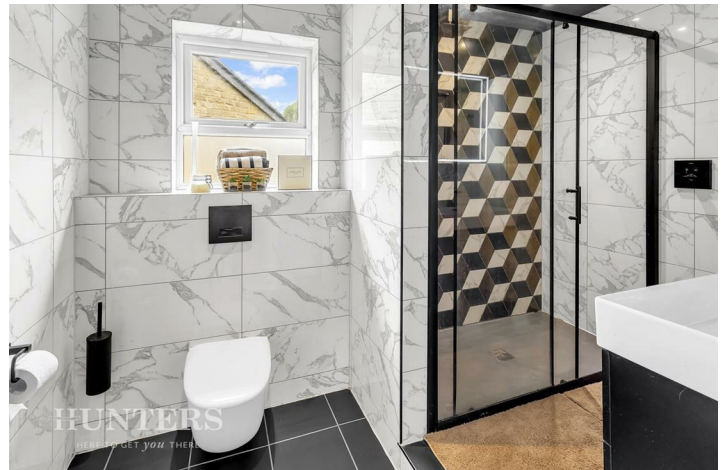
Tenure Type; FREEHOLD

Council Tax Banding; ROCHDALE COUNCIL BAND E



Floorplan

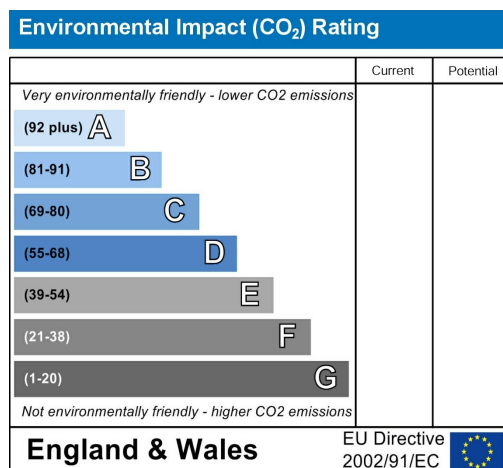
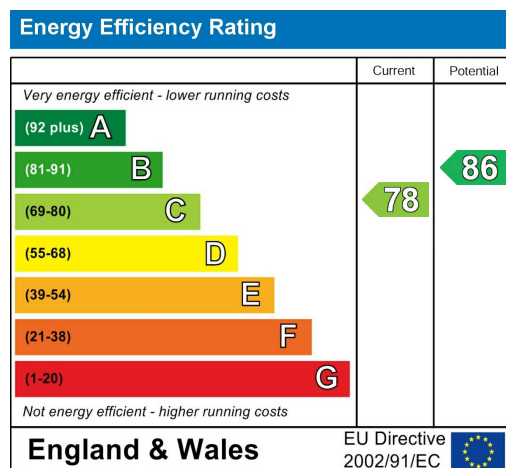








## Energy Efficiency Graph



## 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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