



Turf Terrace

Littleborough, OL15 8EL

£200,000



- STONE-BUILT MID-TERRACE
- CLOSE TO LITTLEBOROUGH CENTRE & COUNTRYSIDE
- GARDEN TO REAR
- VIEWING HIGHLY RECOMMENDED
- COUNCIL TAX BAND A

- THREE BEDROOMS
- BREAKFAST KITCHEN
- OPEN ASPECT VIEWS
- FREEHOLD
- EPC RATING D

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Tucked away on a quiet no-through road, just a short distance from the centre of Littleborough, this spacious mid-terrace home offers the perfect blend of character, comfort, and modern living.

Extending to approximately 1,143 sq ft, the property is beautifully presented throughout and provides generous accommodation ideally suited to first-time buyers, growing families, or those seeking additional living space.

The accommodation begins with a well-appointed breakfast kitchen featuring integrated appliances, leading through to a welcoming lounge with a charming log-burning stove, creating a cosy focal point. To the first floor are two well-proportioned bedrooms and a modern family bathroom. The second floor hosts a spacious double bedroom together with an en-suite, offering excellent flexibility for guests, older children, or a main bedroom.

Externally, the property benefits from an enclosed rear garden enjoying attractive open-aspect views, providing a wonderful space for relaxing and entertaining.

Situated within easy reach of local amenities, highly regarded schools, parks, and countryside walks nearby. Excellent transport links, including the main line Train Station for Manchester and Leeds, making this an ideal location for commuters.

Breakfast Kitchen

9'10" x 11'7" (3.00m x 3.54m)

This breakfast kitchen features modern grey cabinetry with wooden countertops, creating a warm and practical space, with integrated appliances including oven, hob, fridge freezer, dish washer, and washing machine. The central island, with seating is ideal for casual dining or socialising while cooking. A window above the sink allows natural light to fill the room, enhancing the bright and airy atmosphere. The light wood-effect flooring complements the cabinetry and opens through to the adjoining lounge, creating a welcoming and versatile living space.

Cellar

4'6" x 14'10" (1.38m x 4.51m)

The cellar in the basement is accessed via internal stairs.

Lounge

15'1" x 14'9" (4.60m x 4.50m)

A spacious and inviting lounge with a large window that fills the room with natural light. The feature fireplace with an exposed brick surround and a wood-burning stove adds character and warmth. The soft, neutral carpet and light walls create a calm and comfortable space, perfect for relaxing or entertaining. A door leads directly out onto the rear garden.

Landing

12'5" x 5'8" (3.79m x 1.72m)

Featuring a wooden banister and carpeted flooring that continues from the staircase. It connects the stairs with the bedrooms and bathroom on the first floor.

Bedroom 2

16'6" x 8'10" (5.04m x 2.68m)

A bright double bedroom with a large window offering views out to the rear aspect. The room is decorated in light, neutral tones with carpeted flooring, creating a cosy and restful atmosphere.

Bedroom 3

8'5" x 9'8" (2.56m x 2.94m)

A further good-sized bedroom featuring a window overlooking the front of the property. This room has ample space for bedroom furniture, including a wardrobe and chest of drawers, making it ideal as a child's room or guest bedroom.

Bathroom

12'6" x 5'8" (3.81m x 1.72m)

The family bathroom is well-appointed with a separate shower enclosure and a bath, complemented by a white

suite. The floor features patterned tiles, adding a touch of style to the space. A small window provides natural light and ventilation, creating a fresh and airy feel.

Landing 2

The staircase leads up to the second floor where the master bedroom is located.

Bedroom 1

16'1" x 14'9" (4.90m x 4.50m)

The master bedroom on the top floor is a charming space with sloped ceilings and exposed wooden beams adding character and warmth. Two skylight windows flood the room with natural light, creating a bright and airy atmosphere. There is ample space for a large bed and additional furniture, making it a comfortable double bedroom.

En-suite

8'8" x 8'10" (2.65m x 2.68m)

The en-suite shower room off the master bedroom is compact yet practical, with a corner shower enclosure, a pedestal sink, and a toilet. The patterned floor tiles add a touch of character, while the white walls keep the space feeling clean and bright.

Rear Garden

A well-maintained rear garden with a paved patio area and artificial lawn. The garden is enclosed by fencing providing privacy, with plenty of space for outdoor seating and children's play equipment. The elevated views beyond the garden overlook neighbouring properties and rolling countryside.

Front Exterior

The front exterior is a traditional terraced stone property featuring a white-painted facade with two windows and a central front door. The street is quiet and residential, with neighbouring similar properties and a low stone curb. With on street parking available.

Material Information - Littleborough

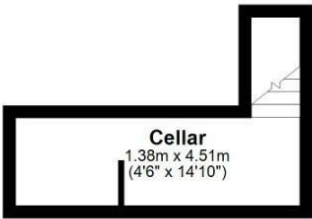
Tenure Type; FREEHOLD

Council Tax Banding; COUNCIL TAX BAND A

Floorplan

Basement

Approx. 7.2 sq. metres (77.8 sq. feet)



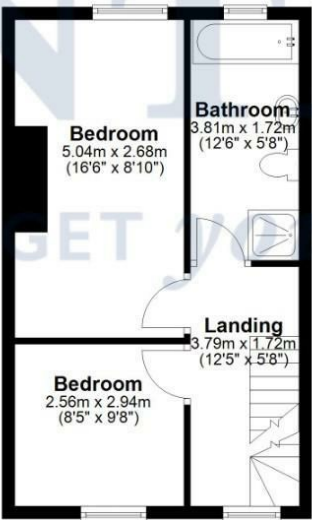
Ground Floor

Approx. 34.5 sq. metres (371.1 sq. feet)



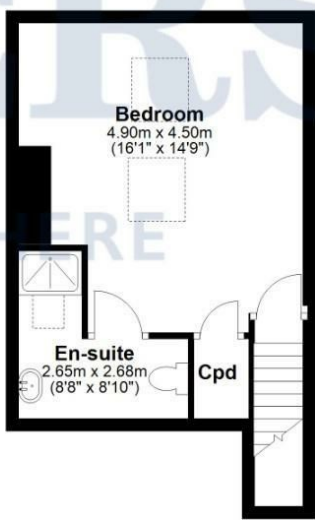
First Floor

Approx. 35.3 sq. metres (380.2 sq. feet)



Second Floor

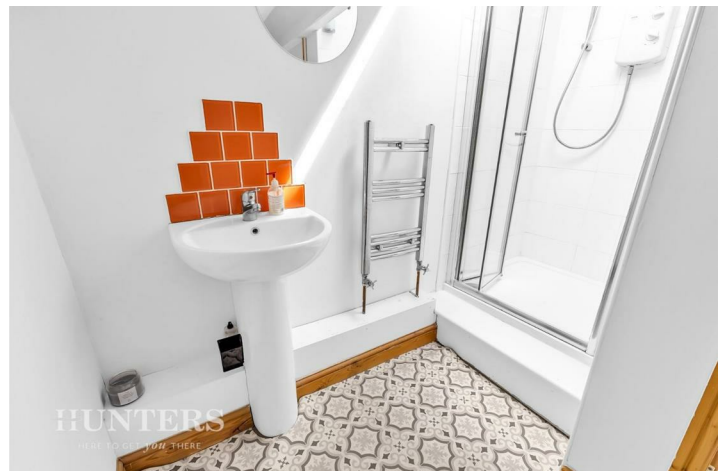
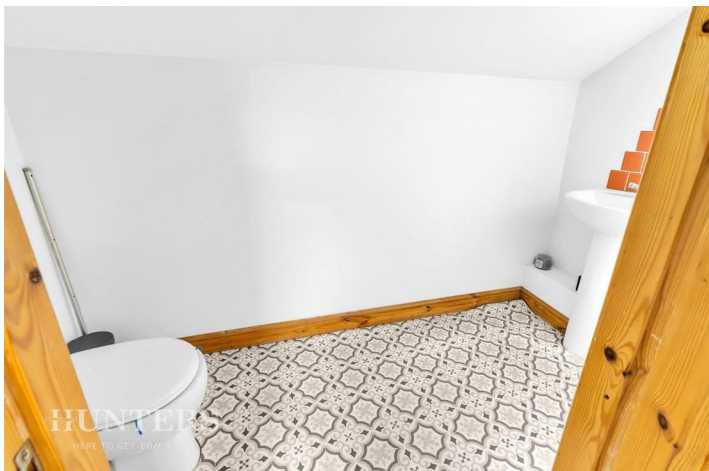
Approx. 29.2 sq. metres (314.2 sq. feet)



Total area: approx. 106.2 sq. metres (1143.2 sq. feet)

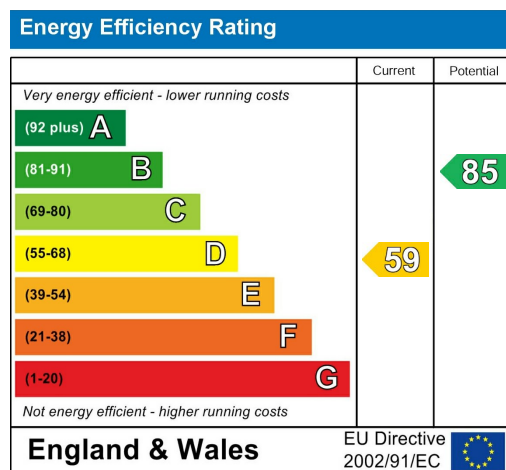
Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own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







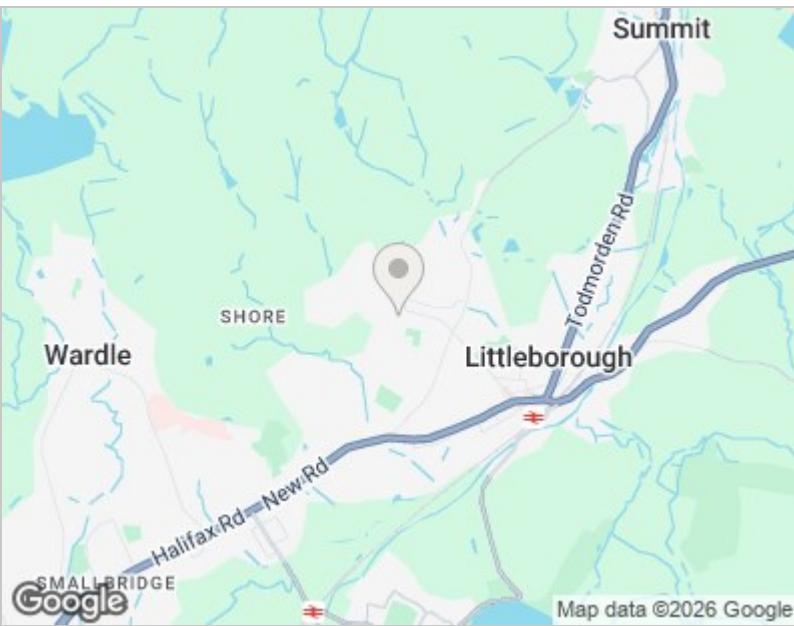
Energy Efficiency Graph



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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