

HUNTERS®

HERE TO GET *you* THERE



Whitelees Road

Littleborough, OL15 8DU

£230,000



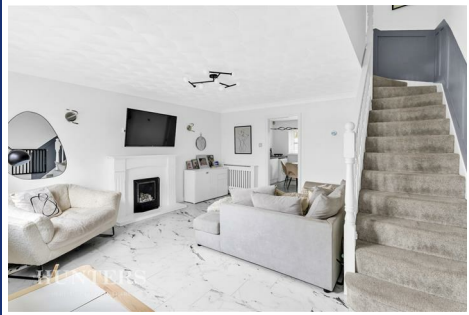
- BEAUTIFULLY PRESENTED THREE-BEDROOM MEWS PROPERTY
- MASTER BEDROOM WITH EN SUITE FACILITIES
- TWO ALLOCATED PARKING SPACES TO THE REAR
- EPC RATING C
- COUNCIL TAX BAND C
- MODERNISED WITH NEW KITCHEN, BATHROOM, WINDOWS & DOORS
- PRIVATE ENCLOSED GARDEN WITH SUMMER HOUSE
- CLOSE TO LITTLEBOROUGH VILLAGE, SCHOOLS, SHOPS & TRAIN STATION
- LEASEHOLD

Tel: 01706 390 500

Whitelees Road

Littleborough, OL15 8DU

£230,000



This beautifully presented three-bedroom mews property has been modernised throughout and is ready to move into, making it ideal for a range of buyers. The home benefits from a newly fitted kitchen and contemporary family bathroom, new windows and doors, and a recently installed boiler.

Inside, a welcoming entrance porch leads into a spacious lounge, perfect for relaxing or entertaining. To the rear, a modern dining kitchen provides ample space for family meals and overlooks the garden.

Upstairs, there are three well-proportioned bedrooms, including a master with en suite facilities, alongside a stylish family bathroom.

Externally, the property enjoys a private, enclosed garden with a summer house—ideal for those working from home or for extra entertaining space. To the rear, there are two allocated parking spaces.

Located just a short distance from Littleborough village, this home is close to local amenities including schools, shops, and the train station, which provides direct access to Manchester and Leeds. Viewings are highly recommended to fully appreciate this ready-to-move-into home.

Lounge

15'7" x 14'9" max (4.74m x 4.50m max)

This welcoming lounge is filled with natural light from two windows, creating a bright and airy feel. The room features a modern fireplace set within a white mantelpiece, perfect for cosy evenings. Neutral tones and tiled flooring add a fresh and contemporary touch. A staircase rises from the lounge, connecting to the upper floor.

Dining kitchen

10'6" x 14'9" (3.20m x 4.50m)

The dining kitchen is a bright and practical space, boasting a range of wall and base units, and integrated appliances including a gas hob, built-in oven, and microwave. With space for a dining room table, built in fitted storage units and door leading to the rear garden.

Landing

The landing provides access to the bedrooms and bedrooms to the first floor.

Bedroom 1

12'3" max x 11'6" max (3.75m max x 3.50m max)

This spacious main bedroom enjoys natural light from a front-facing window. Offering space for a double bed, additional furniture and access to both the WC and walk in shower cubicle.

WC

This separate WC on the first floor features a white toilet and basin, providing added convenience for the household.

Bedroom 2

10'6" x 5'11" (3.20m x 1.80m)

A well-proportioned second bedroom, overlooking the rear garden, with a panelled wall, creating a cosy and inviting atmosphere.

Bedroom 3

10'6" max x 8'6" (3.20m max x 2.60m)

This third bedroom offers a bright and airy

space with a window at the rear. Currently set up as a walk in dressing room, however would make an ideal bedroom, nursery or home office.

Bathroom

7'0" x 5'4" (2.13m x 1.63m)

A modern bathroom suite, tiled throughout and comprising of a modern white vanity basin, a low level WC, and a heated towel rail, creating a clean and comfortable space.

Rear Garden

The rear garden offers a low-maintenance outdoor space with an area of artificial grass and a contemporary garden building, perfect for use as a playroom or home office. The garden is enclosed by fencing and walls, creating a private and safe garden.

Parking

The property benefits from a private driveway situated conveniently to the rear, allowing easy access to the rear garden and property entrance.

Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 970

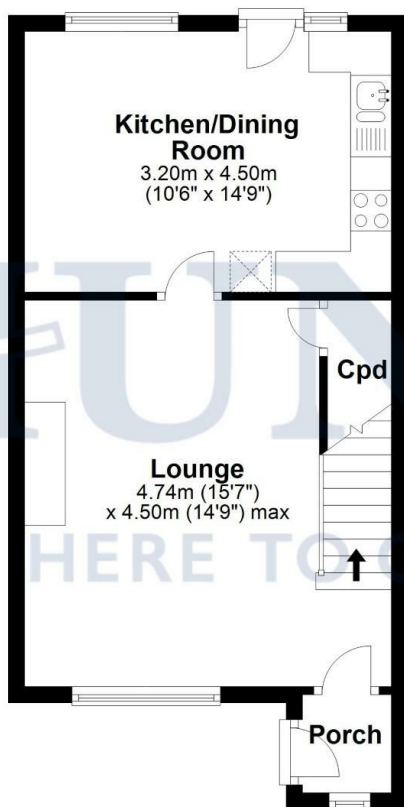
Leasehold Annual Ground Rent Amount
£100.00

Council Tax Banding; ROCHDALE COUNCIL
BAND C

Floorplan

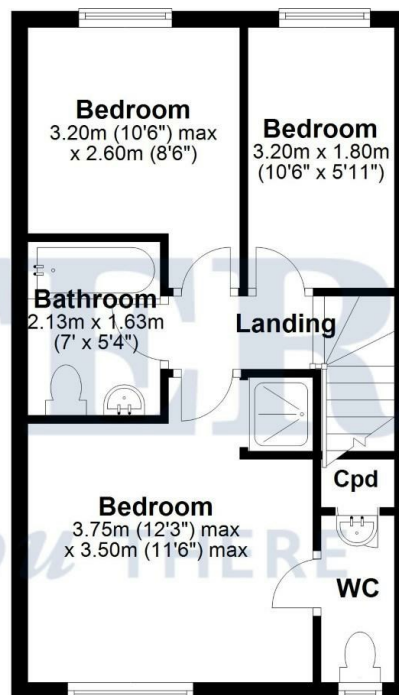
Ground Floor

Approx. 38.3 sq. metres (411.8 sq. feet)



First Floor

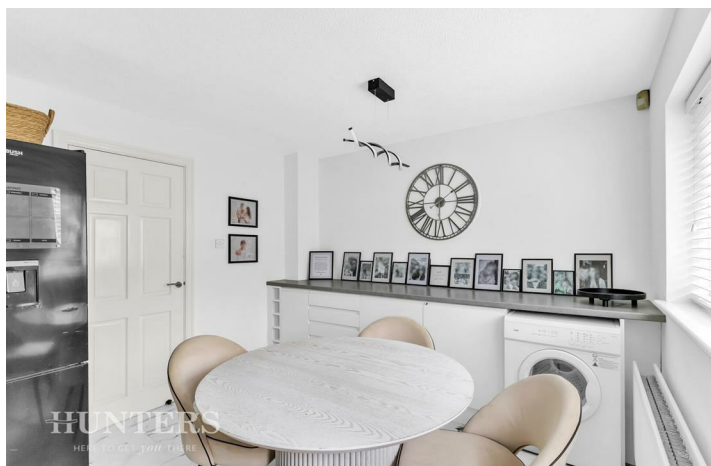
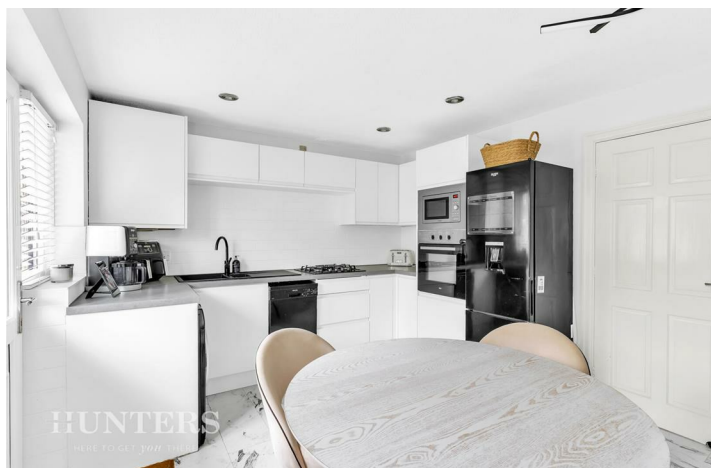
Approx. 36.2 sq. metres (389.7 sq. feet)



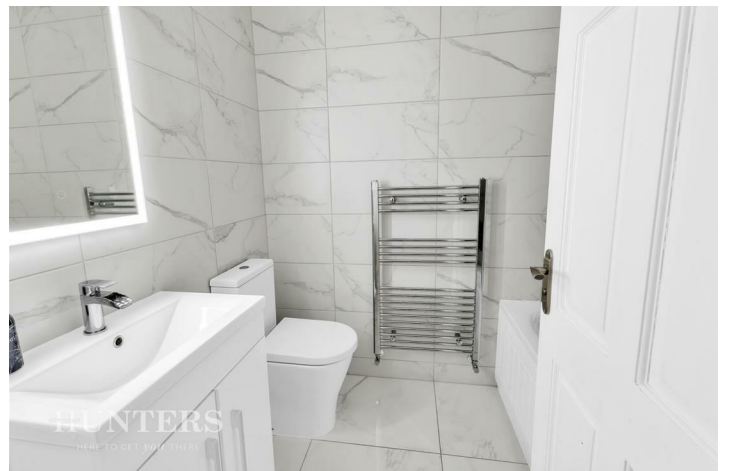
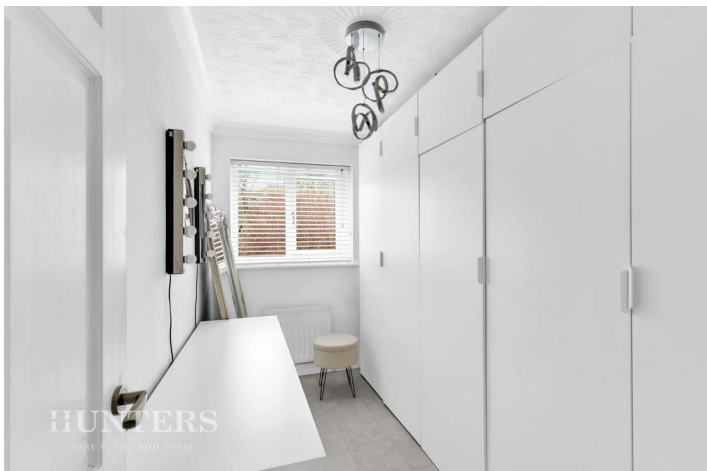
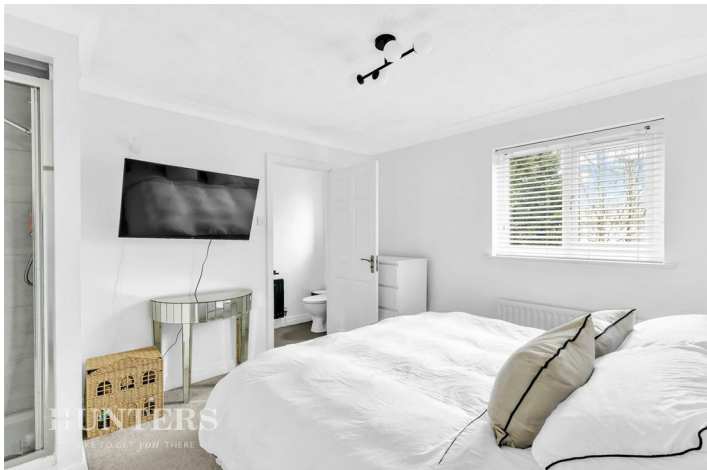
Total area: approx. 74.5 sq. metres (801.5 sq. feet)

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.

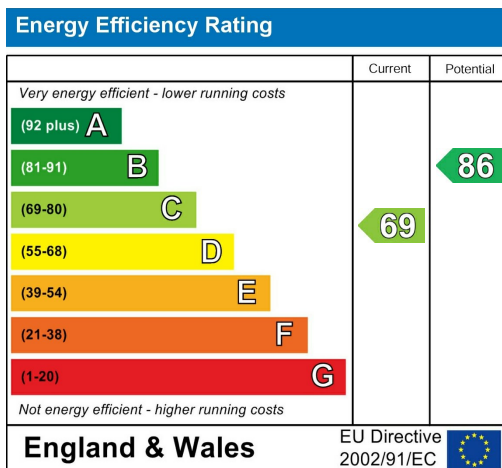


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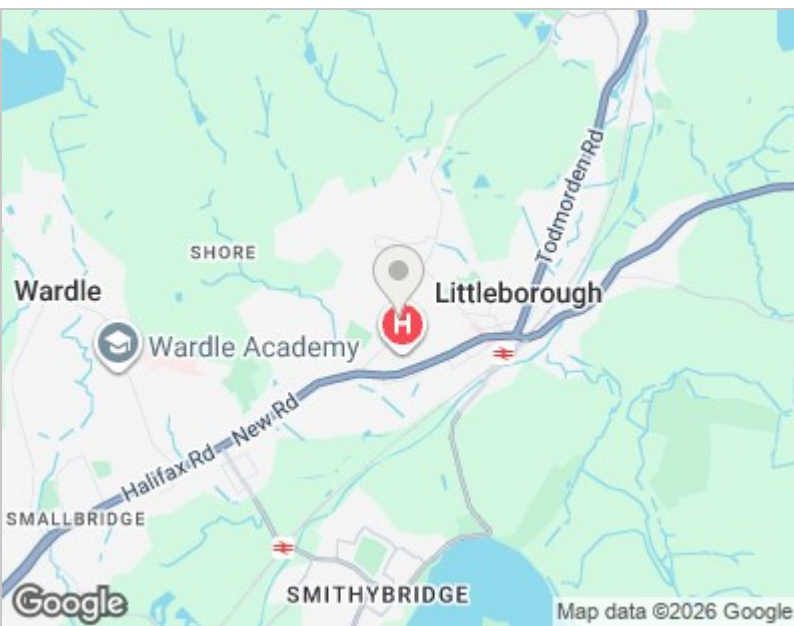
Energy Efficiency Graph



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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