

HUNTERS®

HERE TO GET *you* THERE



Dividend Drive

Littleborough, OL15 9HD

Offers In Excess Of £350,000



- EXCLUSIVE DEVELOPMENT
- BALCONY WITH PICTURESQUE VIEWS TO HARE HILL PARK TO THE REAR
- FOUR BEDROOMS
- DINING KITCHEN
- EPC RATING B

- STUNNING SPACIOUS MODERN PROPERTY
- CENTRAL VILLAGE LOCATION
- TWO BATHROOMS PLUS DOWNSTAIRS WC
- FREEHOLD
- COUNCIL TAX BAND D

Tel: 01706 390 500

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Hunters Estate Agents are delighted to bring to the market this impressive family home, located on an exclusive, modern development built just five years ago, enjoying stunning views over Hare Hill Park. Tucked away within a private cul-de-sac, the property is ideally suited to young families while remaining within easy walking distance of the village centre and its excellent amenities, including schools, shops, the mainline train station with direct links to Leeds and Manchester, and the beautiful surrounding countryside.

The home is light and bright throughout, with tall floor-to-ceiling windows that flood the interior with natural light and perfectly frame the spectacular, all-year-round park views—particularly breath-taking when the famous blossom trees are in bloom.

Accommodation is arranged over three floors, offering generous and versatile living space for a growing family. The ground floor comprises an entrance hall with an internal door to the garage, a downstairs cloakroom/WC and a spacious dining kitchen with doors opening directly onto the rear garden.

The first-floor lounge is a stunning, light-filled space featuring a balcony seating area, providing the perfect spot to enjoy uninterrupted views over the park. The principal bedroom on this floor also benefits from an en-suite shower room.

On the second floor, there are two well-proportioned double bedrooms, a further good-sized single bedroom, and a modern family bathroom.

Early viewing is highly recommended to fully appreciate this exceptional property, its incredible views over Hare Hill Park, and its superb central location.

Hallway

Entering through the front door to a bright hallway, leading naturally to the kitchen and dining area while offering access to a downstairs WC and the garage.

Kitchen/Dining Room

15'7" x 18'8" (4.75m x 5.69m)

The dining kitchen is a spacious, open-plan area featuring a range of wall and base units and wood-effect worktops. Natural light fills the room through a window over the sink and French doors that open out to the garden, creating a seamless connection to the outdoors. The kitchen is well equipped with built-in appliances and ample storage, while the dining area comfortably accommodates a table for six, ideal for entertaining and family time.

Lounge

15'6" x 18'8" (4.73m x 5.69m)

The lounge is a light and airy space with dual aspect sliding doors that flood the room with natural light and provide access to a balcony overlooking the garden and open views of Hare Hill Park. Neutrally decorated throughout, creating a warm and inviting atmosphere, perfect for relaxing or entertaining.

Bedroom 1

13'8" x 11'1" (4.16m x 3.39m)

A spacious double bedroom located on the first floor overlooking the front of the property and access to the en-suite bathroom.

En-suite

6'10" x 7'3" (2.08m x 2.20m)

A modern bathroom suite comprising of a shower cubicle, wash hand basin and low level WC. Neutral tiling and a small window provide a bright and contemporary feel, while the layout maximises the available space for convenience.

Bedroom 2

15'6" x 11'1" (4.73m x 3.39m)

A double bedroom located to the rear of the property enjoying stunning open views of the park and beyond.

Bedroom 3

13'8" x 11'1" (4.16m x 3.39m)

A further double bedroom located to the second floor offering space for a range of a furniture. A large window allows plenty of natural daylight and views to the front.

Bedroom 4

8'3" x 9'5" (2.53m x 2.86m)

The smallest of the four bedrooms, situated to the rear of the property enjoying stunning open views of the park and beyond.

Bathroom

6'5" x 7'3" (1.95m x 2.20m)

The family bathroom is a modern and well-equipped space featuring a bath with shower above, a toilet and a pedestal sink. Neutral tiles and a frosted window provide a bright, clean and comfortable environment.

Rear Garden

The rear garden is a neatly maintained, fenced space with a level lawn and paved patio area. It enjoys a peaceful outlook over the park, providing a perfect setting for outdoor relaxation and entertaining.

Garage and Parking

Boasting an integral garage with up and over door and internal door leading to the hallway. Driveway parking can be located to the front of the garage.

Material Information - Littleborough

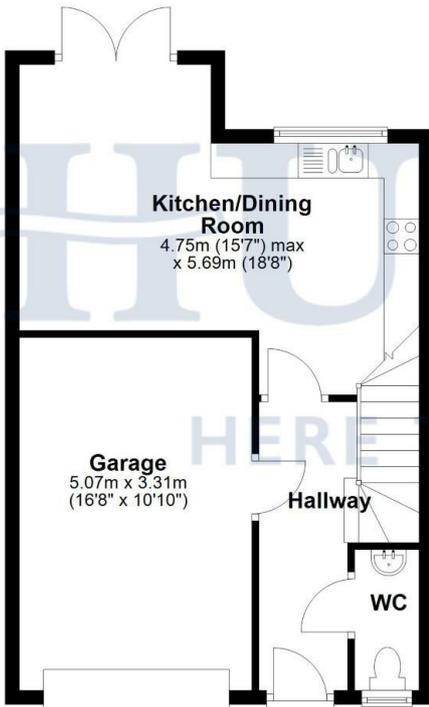
Tenure Type; FREEHOLD

Council Tax Banding; ROCHDALE COUNCIL BAND D

Floorplan

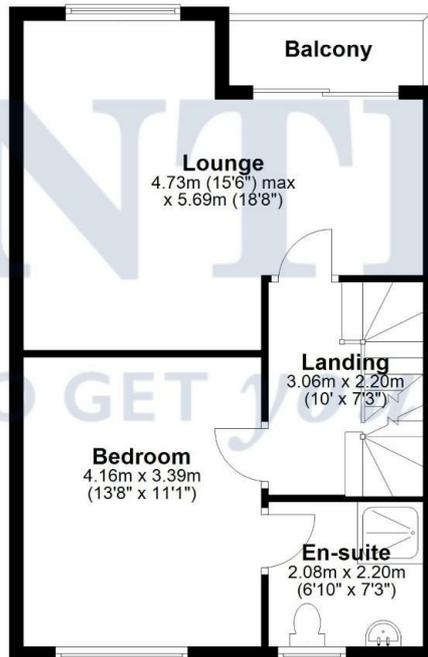
Ground Floor

Approx. 47.8 sq. metres (514.9 sq. feet)



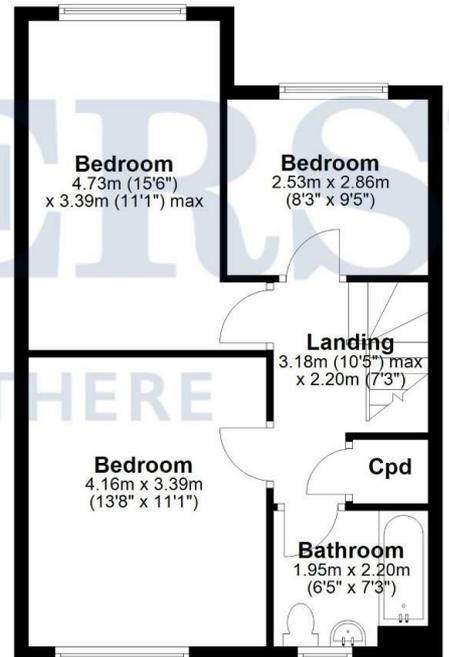
First Floor

Approx. 47.8 sq. metres (514.9 sq. feet)



Second Floor

Approx. 47.8 sq. metres (514.9 sq. feet)



Total area: approx. 143.5 sq. metres (1544.8 sq. feet)

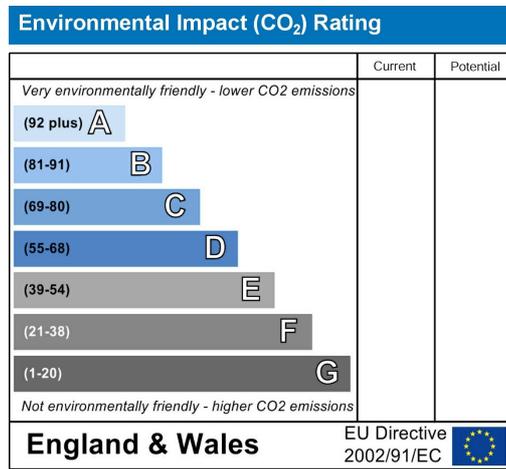
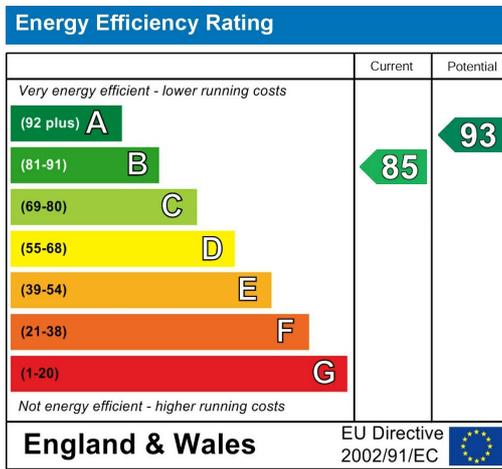
Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own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







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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