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Todmorden Road

Littleborough, OL15 9LZ

£295,000

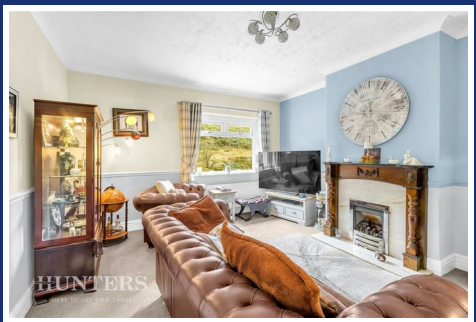
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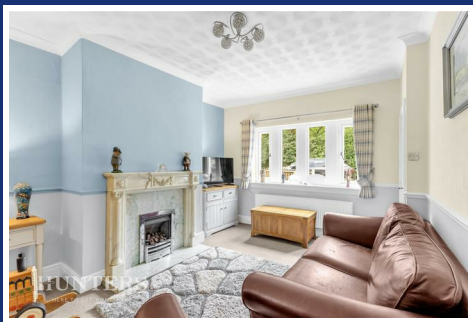
- FOUR-BEDROOM DOUBLE-FRONTED FAMILY HOME
- TWO RECEPTION ROOMS & DINING KITCHEN
- UTILITY ROOM & HOME BAR
- FOUR BEDROOMS, PLUS STUDY & ATTIC ROOM
- PRIVATE DRIVEWAY TO THE REAR
- CANAL-SIDE GARDEN WITH HILLTOP VIEWS
- VIEWING HIGHLY RECOMMENDED
- EPC GRADE D
- FREEHOLD
- COUNCIL TAX BAND D

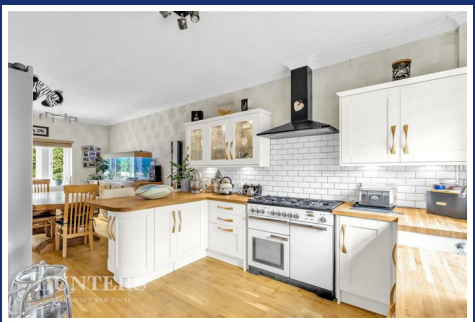
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Deceptively spacious double-fronted four-bedroom family home, offering generous and versatile accommodation together with a truly wonderful setting backing directly onto the canal, with a stunning hilltop backdrop beyond.

The property offers an excellent combination of space and character, making it an ideal home for a growing family. The accommodation briefly comprises an entrance, two separate reception rooms providing flexible living space, a spacious dining kitchen and a useful utility room incorporating a fun home bar area, perfect for entertaining friends and family.

To the first floor are four good-sized bedrooms and a family bathroom, with the added benefit of a useful attic room providing further versatile space.

Externally, there is a blocked paved driveway to the rear, providing off road parking. The rear garden enjoys a fabulous canal-side setting, the garden features a decking and seating area, perfect for relaxing and entertaining whilst taking in the surrounding views. There is also useful storage, a greenhouse and a fantastic treehouse, making this an especially appealing outdoor space for families.

Further benefits include gas central heating and double glazing.

The location is equally impressive, with the property conveniently situated between Walsden and Littleborough. Both villages provide a range of local amenities, including shops, cafés, restaurants and schools, whilst both Walsden and Littleborough offer mainline train stations providing excellent transport links. For those who enjoy the outdoors, there are fabulous countryside walks right on the doorstep, with the canal immediately to the rear.

A fantastic opportunity to acquire a spacious and versatile family home in an enviable canal-side position, with excellent local amenities, transport links and countryside all close at hand. Early viewing is highly recommended to fully appreciate the space, setting and lifestyle this wonderful home has to offer.

Hall
This welcoming hallway provides access to the lounge, dining kitchen and stairs leading to the first floor.

Lounge
15'3" x 11'9" max (4.65m x 3.58m max)
The lounge is a charming and cosy room, featuring a traditional fireplace with a detailed mantelpiece as its focal point. The room is brightened by a large window with views to the front and offers a comfortable setting for relaxation and entertaining guests.

Sitting Room
15' max x 14'4" (4.58 max x 4.37)
Situated at the rear of the property offers a further spacious reception room, featuring a traditional fireplace as its focal point and enjoying countryside views.

Dining Kitchen
25'2" x 11'2" (7.66m x 3.40m)
The dining kitchen is a bright, open-plan space that runs the length of the rear of the ground floor. It features a range of wall and base units, wooden worktops and a farmhouse-style sink beneath a window overlooking the garden. The kitchen is fitted with a large range cooker and stainless-steel extractor hood, while the dining area comfortably accommodates a large dining table. The room benefits from natural light and a pleasant view of the outdoor space, making it ideal for family meals and entertaining.

Utility & Bar
15'0" x 6'5" (4.58m x 1.96m)
Adjacent to the kitchen is a useful utility and bar area. This space is ideal for laundry with space for both a washing machine and dryer, and also offers a bar area, making it a great spot for relaxing or socialising close to the heart of the home.

Landing
12'4" max x 6'0" (3.75m max x 1.82m)
A bright landing on the first floor connects to the bedrooms, study, and shower room.

Bedroom 1
15'3" x 11'2" (4.64m x 3.40m)
The master bedroom enjoys ample natural light through a window overlooking the front and includes built-in wardrobes as well as a vanity area with a mirror and storage.

Bedroom 2
15'3" x 9'7" max (4.64m x 2.92m max)
Bedroom 2 is a generous double room with neutral decor and wooden flooring. It has a window overlooking the front of the property and offers plenty of space for a double bed and additional furniture.

Bedroom 3
15'1" x 10'6" (4.60m x 3.20m)
Bedroom 3 offers a further double bedroom, bright and airy, with a large window providing views to the rear, and providing plenty of natural light.

Bedroom 4
9'11" x 10'3" (3.02m x 3.13m)
Another good size bedroom, ideal as a child's bedroom. Natural light flows in through the window, which overlooks the garden and the views of the canal.

Study
9'7" x 11'2" (2.93m x 3.40m)
This is a well-lit room with a window to the rear of the property. It provides a peaceful workspace or home office with stairs leading to the attic room.

Attic Room
17'6" x 11'2" (5.35m x 3.40m)
The attic room is a spacious area with a window providing plenty of natural light. This versatile room could be used for a variety of options. It adjoins a good size storage area into the eaves, adding practical storage options.

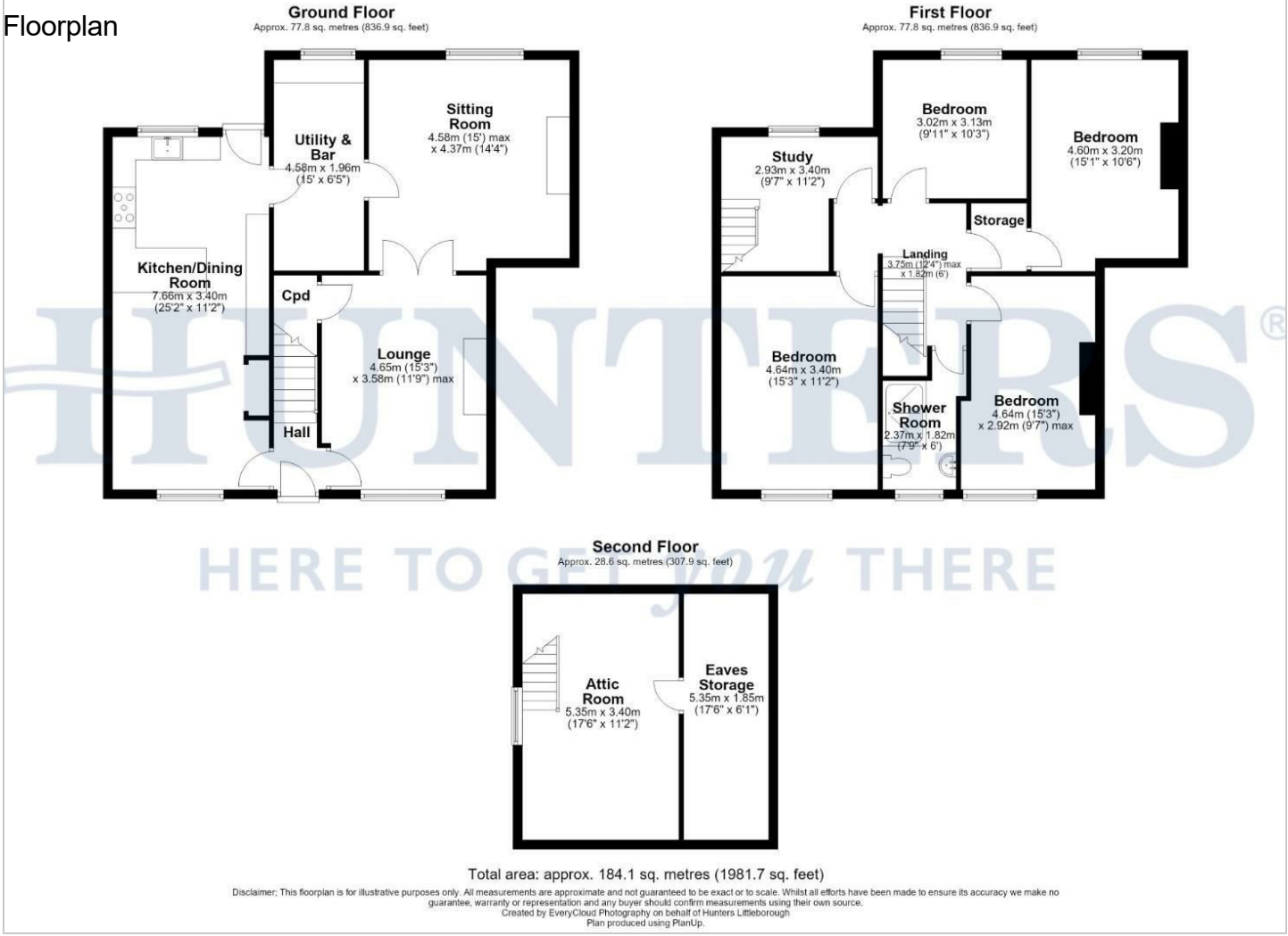
Shower Room
7'9" x 6'0" (2.37m x 1.82m)
The shower room is modern and bright, featuring patterned floor tiles and marble-effect wall tiles. It includes a large glass shower enclosure, a low level WC, and a small wash basin beneath a frosted window, offering a clean and fresh space.

Rear Garden
The rear garden is a delightful outdoor space, featuring a paved patio terrace with ample seating and barbecue facilities, perfect for al fresco dining and summer entertaining. A well-maintained lawn and planted borders extend beyond, with a raised wooden treehouse offering a fun feature for children. Additional sheds and a greenhouse provide excellent storage and gardening opportunities. The garden benefits from lovely views over the surrounding hillside and a river running nearby, creating a tranquil and private setting.

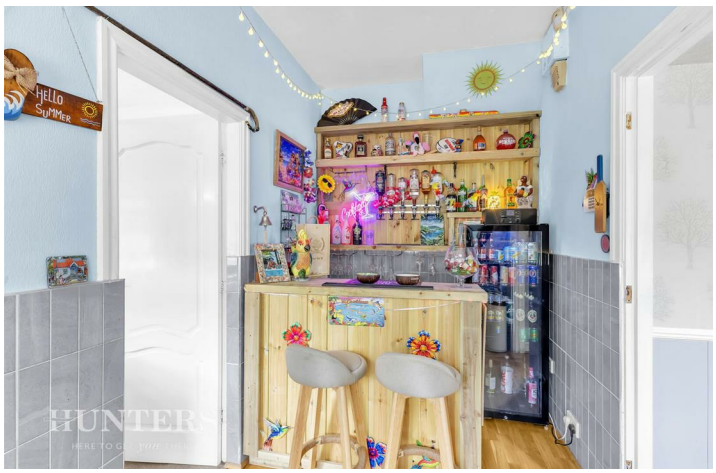
Parking
Blocked paved driveway to the rear, providing off road parking.

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

Floorplan


Ground Floor
Approx. 77.8 sq. metres (836.9 sq. feet)
Utility & Bar
4.58m x 1.96m
(15' x 6'5")
Sitting Room
4.58m (15') max
x 4.37m (14'4")
Kitchen/Dining Room
7.66m x 3.40m
(25'2" x 11'2")
Cpd
Lounge
4.65m (15'3")
x 3.58m (11'9") max
Hall
First Floor
Approx. 77.8 sq. metres (836.9 sq. feet)
Bedroom
3.02m x 3.13m
(9'11" x 10'3")
Bedroom
4.60m x 3.20m
(15'1" x 10'6")
Study
2.93m x 3.40m
(9'7" x 11'2")
Storage
Landing
3.75m (12'4") max
x 1.82m (6')
Bedroom
4.64m x 3.40m
(15'3" x 11'2")
Shower Room
2.37m x 1.82m
(7'9" x 6')
Bedroom
4.64m (15'3")
x 2.92m (9'7") max
Second Floor
Approx. 28.6 sq. metres (307.9 sq. feet)
Attic Room
5.35m x 3.40m
(17'6" x 11'2")
Eaves Storage
5.35m x 1.85m
(17'6" x 6'1")
Total area: approx. 184.1 sq. metres (1981.7 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.




HELLO SUMMER















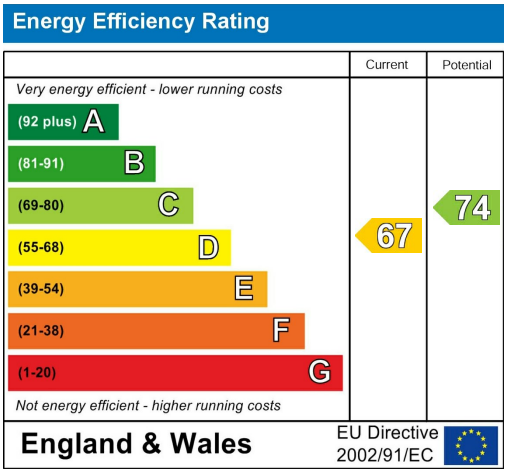


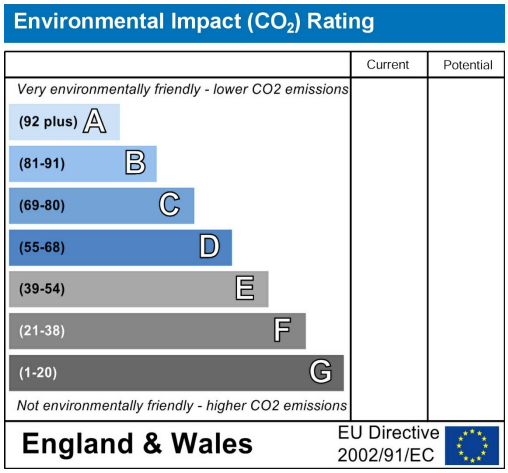






Energy Efficiency Graph





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

