



## Hare Hill Road

Littleborough, Lancashire, OL15 9AD

£179,950



- END TERRACE
- TWO BEDROOMS PLUS OFFICE
- CLOSE TO TRAIN STATION AND SCHOOLS
- NO CHAIN
- LEASEHOLD

- TWO RECEPTION ROOMS
- SEPARATE GARDEN TO REAR OF TERRACES
- CENTRAL LITTLEBOROUGH LOCATION
- EPC RATING TBC
- COUNCIL TAX BAND B

# Hare Hill Road

Littleborough, Lancashire, OL15 9AD

£179,950



Deceptively spacious, charming end-terrace home offering an excellent opportunity for first-time buyers or a young family. The accommodation comprises two generous reception rooms, a well-proportioned kitchen, landing, two double bedrooms, a study, and a family bathroom.

Externally, the property enjoys a forecourt garden located to the front with an additional path along the side of the house. To the rear of the row of terraces, this property benefits from owning a small piece of land that has wonderful potential to create a small garden area, perfect for sitting and relaxing or those who like to grow your own and garden.

Occupying a fabulous position in the heart of Littleborough, the home is perfectly placed for superb local amenities, including shops, bars, and restaurants. It is just minutes from the train station, offering easy access to Manchester and Leeds, while also being close to beautiful countryside and the picturesque Hollingworth Lake.

Early viewing is highly recommended and is being sold with no onward chain.

## Lounge

11'1" x 16'2" (3.39m x 4.94m)

The living room is a welcoming space characterised by its generous proportions, with an entrance vestibule to the front. It features a large window allowing ample natural light to fill the room, and a central fireplace with a simple mantle, which adds a focal point and a sense of warmth.

## Dining Room

11'3" x 16'2" (3.43m x 4.94m)

The dining room offers a bright and airy space with a large window to the side and neutral wood-effect flooring that complements its contemporary feel. It connects seamlessly to the kitchen, making it ideal for entertaining and family meals.

## Kitchen

7'5" x 16'2" (2.26m x 4.94m)

The kitchen is well-appointed with a modern range of white wall and base units. It includes a built-in oven with a gas hob and an extractor hood above. The large window overlooks the side, flooding the space with natural light.

## Hall

The hallway provides an inviting entrance from the side door. Neutral carpeting and simple white walls create a bright and welcoming atmosphere that leads through to the principal living spaces and stairway.

## Cellar

Accessed via the cupboard under the stairs.

## Landing

15' x 9'2" max (4.56m x 2.79m max)

The landing on the first floor is spacious and carpeted, with neutral painted walls. It offers access to all first-floor rooms and features a window that brings natural light into the area.

## Bedroom 1

11'1" x 16'2" (3.39m x 4.94m)

This large bedroom benefits from a large window overlooking the front. The room has a neutral carpet and soft grey walls, with a charming

traditional-style fireplace adding character and a built-in storage cupboard for additional practicality.

## Bedroom 2

15' x 9'3" max (4.56m x 2.82m max)

This second bedroom is a spacious double featuring a large window to the rear and carpeted flooring. The walls are painted a soft grey, providing a calm and restful feel.

## Bedroom / Office

7'5" x 9'2" max (2.26m x 2.79m max)

The third bedroom, currently used as an office, has carpeted flooring and painted walls, and includes a built-in storage space, making it a versatile room suitable for work or guest accommodation.

## Bathroom

7'5" x 6'9" (2.26m x 2.05m)

The bathroom is fresh and practical, fitted with a white suite comprising a bath with shower over, a pedestal sink, and a close-coupled toilet. It has a tiled splashback around the bath and a window that provides natural light and ventilation. The floor is covered in dark tiles for easy maintenance.

## External

Benefitting from a small forecourt garden to the front and additional path along the side of the property. With on-street parking available.

## Material Information - Littleborough

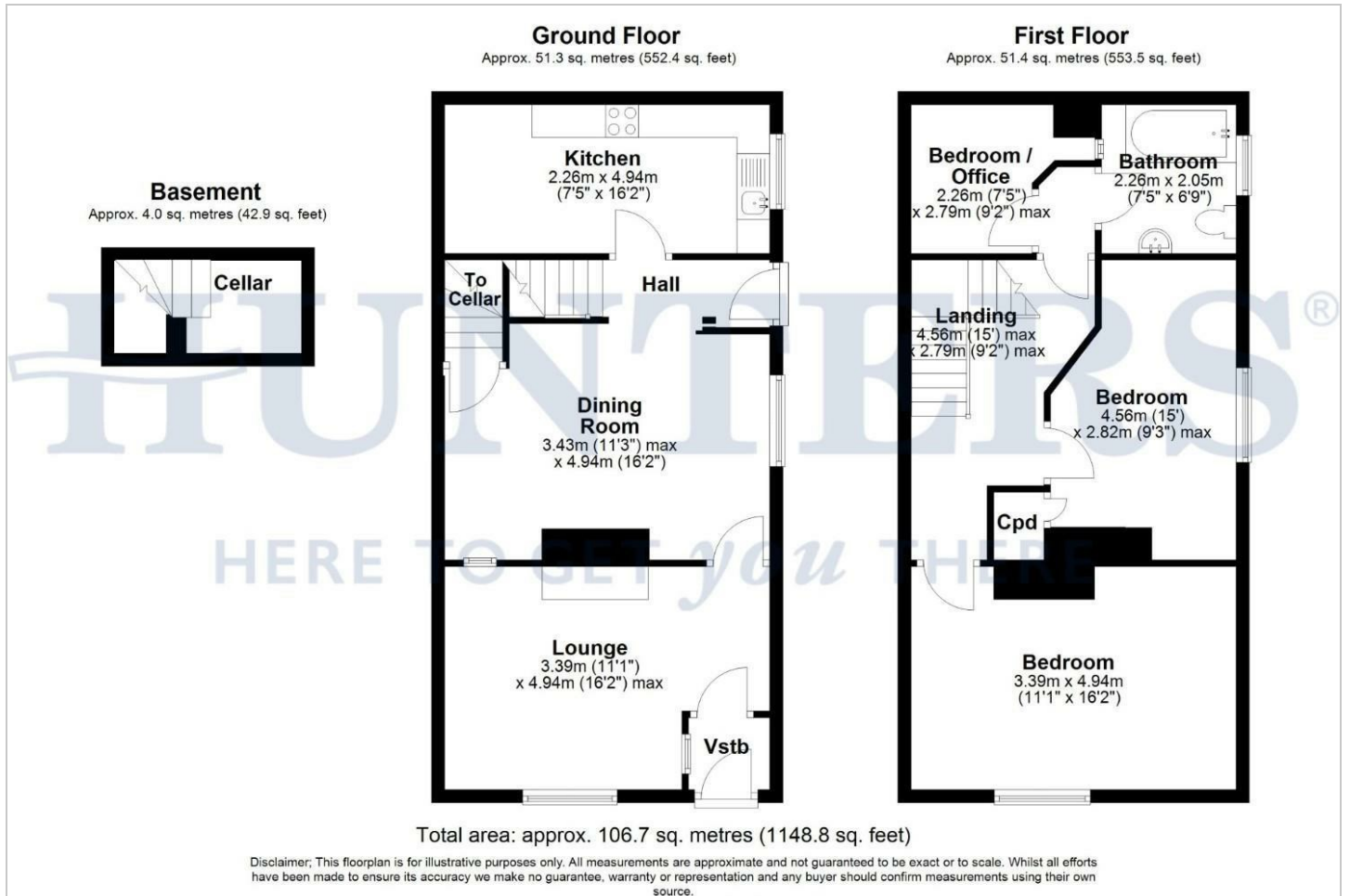
Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 836

Leasehold Annual Ground Rent Amount £3.10s.4d

Council Tax Banding; ROCHDALE COUNCIL BAND B

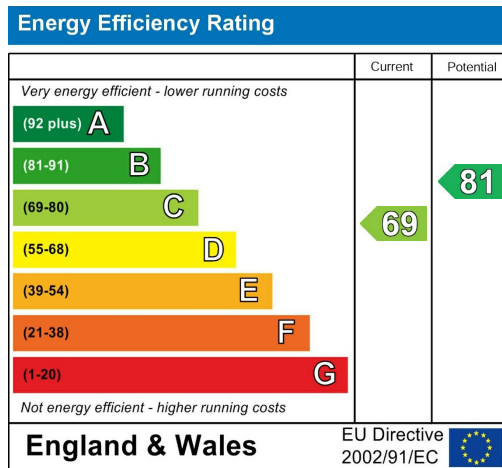
# Floorplan







## 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.

85 Church Street, Littleborough, OL15 8AB  
Tel: 01706 390 500 Email: [littleborough@hunters.com](mailto:littleborough@hunters.com)  
<https://www.hunters.com>

