



Lockside

Littleborough, OL15 0HX

£299,950

- IDYLIC CANAL SIDE SETTING
- THREE DOUBLE BEDROOMS, TWO BATHROOMS
- ENCLOSED REAR GARDEN
- COUNCIL TAX BAND C
- FREEHOLD



- WALKING DISTANCE TO LITTLEBOROUGH VILLAGE & TRAIN STATION
- FULLY INTEGRATED DINING KITCHEN
- DRIVEWAY FOR TWO CARS
- EPC RATING B

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Set within a picturesque and highly sought-after location, this superb modern semi-detached home enjoys tranquil canal-side views, with narrowboats drifting past and beautiful walks right on the doorstep, while still being within walking distance of the village centre and mainline train station. Built in 2018 and finished to an exceptional standard throughout, this stunning property offers stylish accommodation arranged over three floors.

The accommodation briefly comprises an inviting entrance hall, a spacious fully integrated kitchen/dining room, a downstairs WC, and a versatile ground floor bedroom, currently used as a cosy snug. To the first floor is a bright and airy living room featuring a Juliette balcony with delightful canal views, alongside a well-presented double bedroom and the family bathroom.

Occupying the entire second floor is an impressive principal bedroom suite complete with a dressing room and contemporary en-suite shower room.

Externally, the property benefits from a private driveway providing off-road parking for two vehicles and the current owners have further enhanced the home with landscaping the rear garden, creating the perfect space for relaxing, entertaining, and outdoor dining.

Offering an outstanding opportunity for a range of buyers, including families, first-time buyers, professionals, and downsizers, this exceptional home truly must be viewed internally to be fully appreciated.

Hallway

13'9" x 6'5" (4.18m x 1.96m)

The hallway welcomes you with a bright and airy atmosphere, featuring light flooring and a staircase leading to the first floor.

Dining Kitchen

10'11" x 15'9" (3.33m x 4.79m)

The dining kitchen offers a modern space with a range of wall and base units, and integrated appliances including fridge freezer, dishwasher, washing machine, oven and hob. Multiple windows and French doors provide plenty of natural light and garden views. The dining area comfortably accommodates a table and chairs, creating a warm spot for meals and gatherings.

Bedroom 3/ Snug

9'8" x 10'7" (2.94m x 3.23m)

This versatile room is currently used as a snug, however would make an ideal bedroom or home office with a window overlooking the front of the property and the canal side views.

WC

3'9" x 8'11" (1.14m x 2.73m)

The ground floor cloakroom is a practical addition, fitted with a modern WC and wash basin set in a vanity unit. A window above provides natural light.

Landing (First Floor)

10'2" x 6'10" (3.11m x 2.09m)

The first-floor landing leads to the bedrooms and bathroom, and stairs leading to the second floor.

Lounge

10'2" x 15'9" (3.09m x 4.79m)

The lounge on the first floor enjoys natural light through French doors that open to a small Juliet balcony with views over the canal and greenery.

Bedroom 2

7'8" x 15'9" (2.35m x 4.79m)

This bedroom is bright and airy with a window overlooking the rear of the property, with built in fitted wardrobes.

Bathroom

6'6" x 8'6" (1.97m x 2.60m)

The bathroom on the first floor is fitted with modern suite, including a bath with shower overhead, a basin, and a low level WC. Tiled walls and flooring in neutral tones create a fresh, clean environment with a window adding natural light and ventilation.

Landing

On the second floor, the landing features access to a handy store room, perfect for additional storage needs.

Bedroom 1

12'0" x 15'9" (3.66m x 4.79m)

This generous bedroom on the top floor enjoys plenty of natural light through two windows to both the front, as well as access to the en-suite shower room.

En-suite

4'9" x 8'7" (1.44m x 2.62m)

The en-suite shower room features a walk-in shower with glass screen, a low level WC, and wash basin. It is finished with modern tiling and a skylight providing natural light.

Gardens

The rear garden offers a private paved patio area ideal for outdoor dining and relaxing. To the front of the property features traditional stonework with a small garden area bordered by a low stone wall. The home is part of a modern development with a pleasant view of the canal side.

Driveway Parking

The property benefits from a driveway providing parking for two cars and an EV charging point.

Material Information - Littleborough

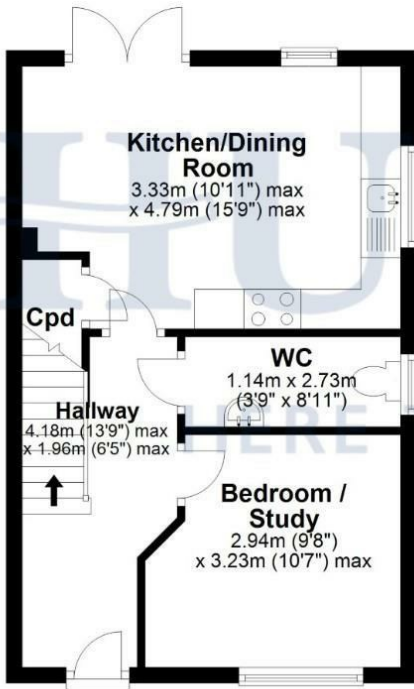
Tenure Type; FREEHOLD

Council Tax Banding; ROCHDALE COUNCIL BAND C

Floorplan

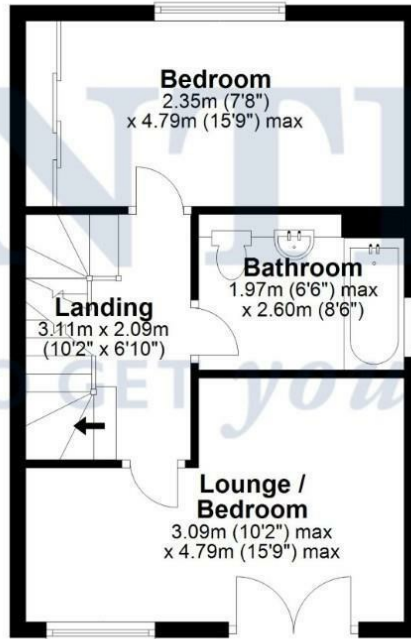
Ground Floor

Approx. 36.4 sq. metres (392.0 sq. feet)



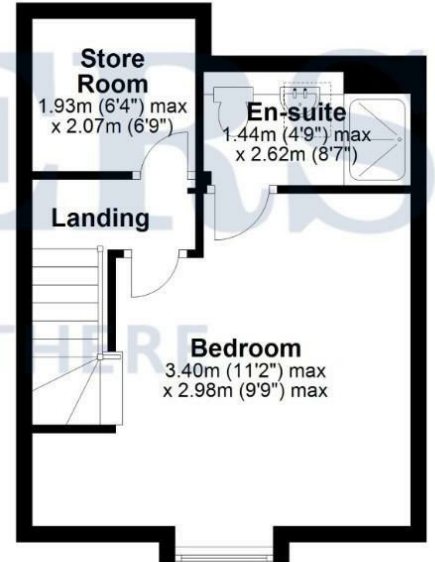
First Floor

Approx. 36.4 sq. metres (392.0 sq. feet)



Second Floor

Approx. 28.2 sq. metres (303.5 sq. feet)

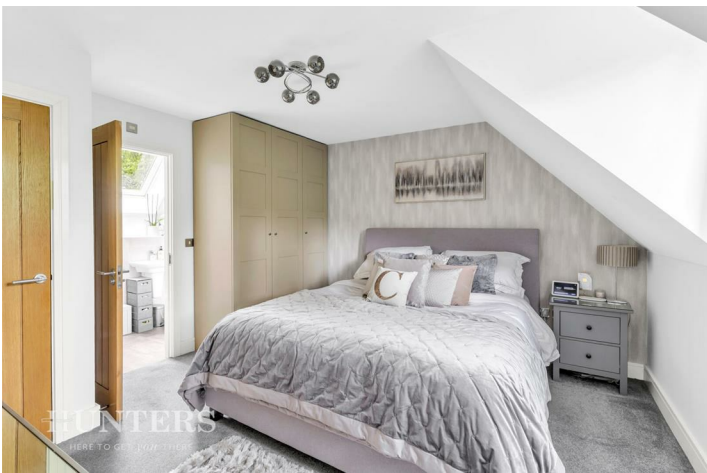


Total area: approx. 101.0 sq. metres (1087.6 sq. feet)

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.

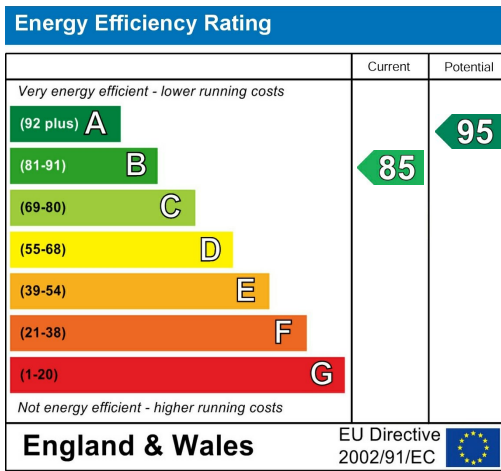
Created by EveryCloud Photography on behalf of Hunters Littleborough
Plan produced using PlanUp.







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.

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

