

# HUNTERS®

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## Summit

Littleborough, OL15 9QW

£200,000



- DECEPTIVELY SPACIOUS STONE TERRACE
- THREE BEDROOMS
- GENEROUS REAR GARDEN
- CONVENIENT TO LITTLEBOROUGH CENTRE
- COUNCIL TAX BAND B
- LARGE DINING KITCHEN
- ATTIC ROOM
- WONDERFUL SURROUNDING COUNTRYSIDE
- EPC RATING D
- LEASEHOLD

Tel: 01706 390 500

# Summit

## Littleborough, OL15 9QW

### £200,000



Deceptively Spacious Three-Bedroom Stone Mid-Terrace with Generous Garden and Countryside Setting

This charming and deceptively spacious three-bedroom mid stone terrace offers a wonderful blend of character and practicality, ideal for those seeking village living with easy access to nature.

The property features a traditional stone porch leading into a welcoming lounge complete with a cosy log burner, a large dining kitchen perfect for entertaining, and a converted attic providing additional versatile space, accessed via a pull-down ladder. The home is light and bright throughout, offering a warm and inviting atmosphere.

Externally, the property boasts a good size rear garden—ideal for families, or those simply looking to enjoy the outdoors.

The location is perfect for buyers seeking a semi-rural lifestyle, with picturesque countryside and canal-side walks right on your doorstep. The home is conveniently close to Littleborough village centre, which offers a variety of independent shops, cafes, restaurants, and a mainline railway station—putting Manchester and surrounding areas within easy reach.

A viewing is highly recommended.

## Porch

A practical stone-built porch, ideal for hanging coats and storing shoes. Offers a convenient entrance to the home, with a door leading directly into the lounge.

## Lounge

12'8" x 17'0" (3.88 x 5.20)

A welcoming and spacious lounge featuring two front-facing windows that flood the room with natural light. The focal point is a charming stone fireplace with a log burner, set within the chimney breast, offering a cosy atmosphere. Stairs rise to the first floor, and a door leads through to the kitchen, creating a natural flow through the ground floor.

## Dining Kitchen

12'7" x 17'0" (3.85 x 5.20)

A large and spacious dining kitchen fitted with a range of units, offering storage and worktop space. Appliances include a built-in oven, microwave, five-ring hob, integrated washing machine, and integrated dishwasher (currently not in working order). There is plenty of space for a family dining table, making it ideal for everyday living and entertaining. Light fills the room through two rear-facing windows, and a stable door to the side provides convenient access to the outside.

## Landing

9'8" x 6'1" (2.95 x 1.86)

The landing provides access to the upstairs accommodation, with doors leading to all bedrooms and the bathroom. A loft hatch with a pull-down ladder offers access to converted attic making it ideal for additional storage or an occasion room.

## Bedroom 1

13'10" x 10'7" (4.23 x 3.24)

A light and bright rear-facing double bedroom, offering a peaceful outlook and plenty of natural light. Features a stylish panelled wall that adds character and charm to the space.

## Bedroom 2

11'5" x 10'7" (3.50 x 3.24)

A good-sized double bedroom with a front-facing window, enjoying plenty of natural light. Features a stylish panelled wall that adds character and charm to the space.

## Bedroom 3

7'4" x 6'1" (2.26 x 1.86)

A tastefully decorated single bedroom with a front-facing window, ideal as a child's room, home office, or guest room.

## Bathroom

7'11" x 6'1" (2.42 x 1.86)

A well-appointed bathroom fitted with a three-piece suite comprising a WC, wash hand basin, and bath with shower over. Finished with tiled walls and flooring, and complemented by a heated towel rail. A rear-facing window provides natural light and ventilation.

## Attic Room

10'9" x 17'0" (3.30 x 5.20)

Accessed via a loft hatch with a convenient pull-down ladder, the converted attic provides versatile additional space, ideal for extra storage or as an occasional room. Natural light floods in through skylights, creating a bright and airy atmosphere.

## External

The property benefits from an external paved front garden, offering a neat and low-maintenance outdoor space. To the rear, there is a generously sized enclosed paved garden, perfect for outdoor dining, relaxing, or entertaining.

## Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 834

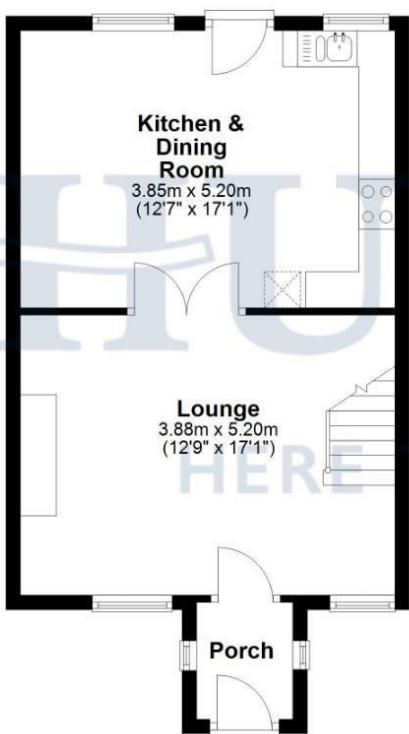
Leasehold Ground Rent Amount: £2.50

Council Tax Banding; ROCHDALE COUNCIL  
BAND B

## Floorplan

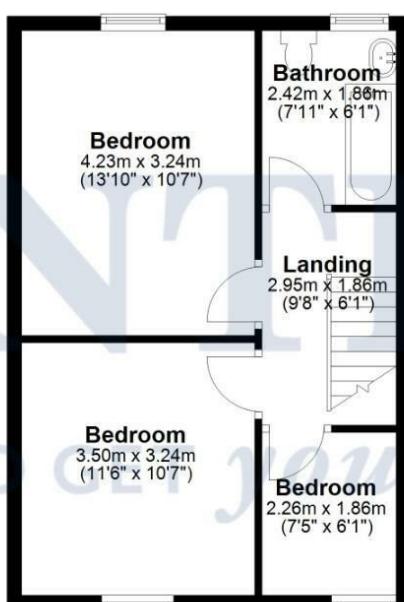
### Ground Floor

Approx. 43.0 sq. metres (462.6 sq. feet)



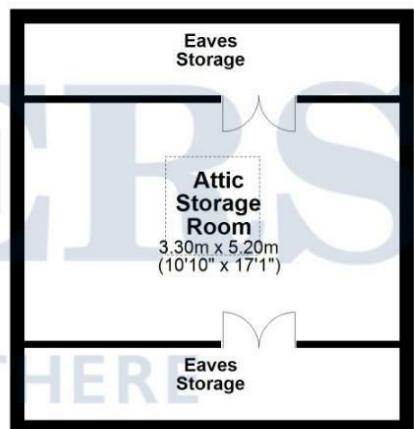
### First Floor

Approx. 40.7 sq. metres (437.9 sq. feet)



### Second Floor

Approx. 28.5 sq. metres (307.3 sq. feet)



Total area: approx. 112.2 sq. metres (1207.7 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.

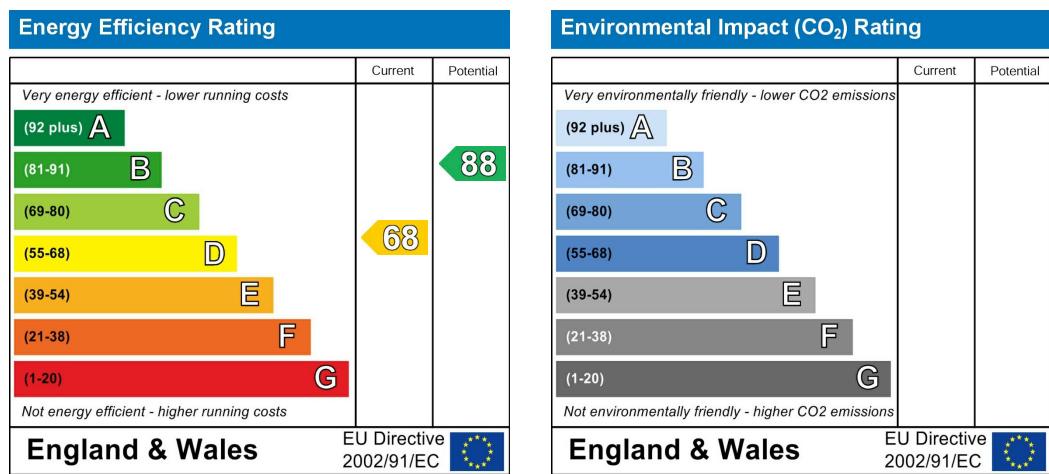
Created by EveryCloud Photography on behalf of Hunters Littleborough  
Plan produced using PlanUp.







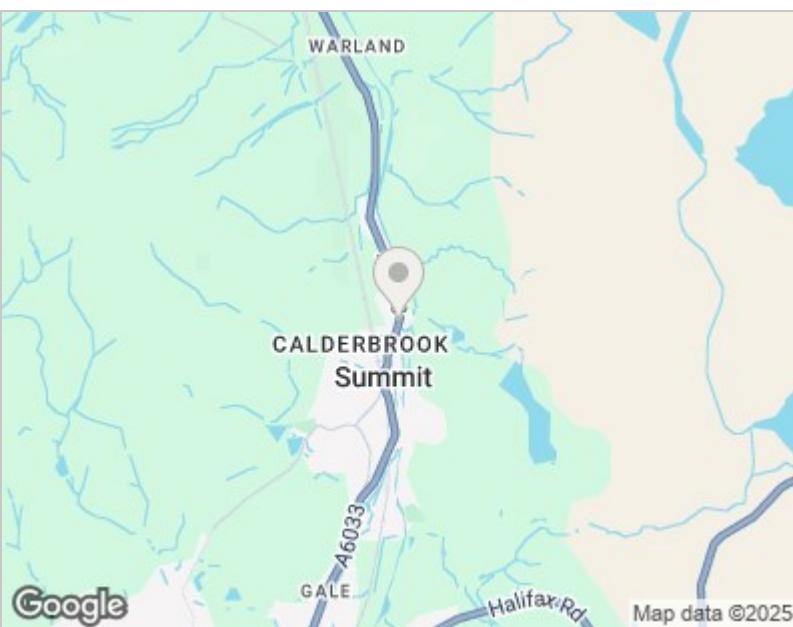
## Energy Efficiency Graph



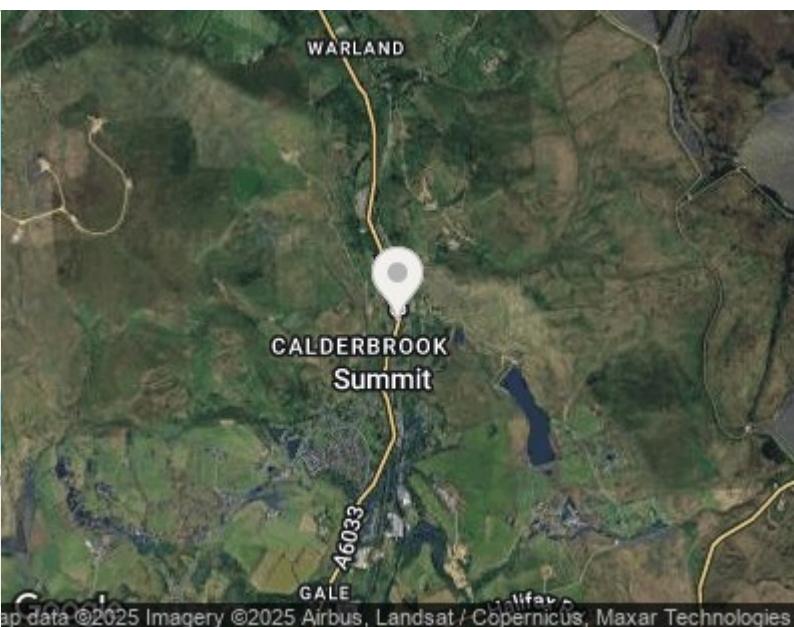
## Viewing

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



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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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