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Clay Croft Terrace

Calderbrook Road, Littleborough, OL15 9JU

£159,950



- THREE BEDROOM TERRACE
- OFF STREET PARKING/GARDEN
- SOLD WITH NO ONWARD CHAIN
- COUNCIL TAX BAND A

- ENJOYING OPEN ASPECT TO THE FRONT
- WELL PRESENTED THROUGHOUT
- EPC RATING D
- LEASEHOLD

Tel: 01706 390 500

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£159,950



Hunters Estate Agents are pleased to present this charming three-bedroom end-terraced stone property to the market. Beautifully maintained throughout, the home features gas-fired central heating, double-glazed windows, and a gated driveway offering off-street parking. Enjoy open countryside views while still being ideally located for easy access to Littleborough's excellent local amenities, including highly regarded schools, shops, and public transport links.

The accommodation comprises a bright and spacious lounge and kitchen to the ground floor, two bedrooms and a modern bathroom on the first floor, and a further bedroom on the second floor. With picturesque countryside walks right on your doorstep, this property offers the perfect blend of rural tranquillity and everyday convenience.

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

Lounge

13'5" x 14'7" (4.08m x 4.43m)

The lounge offers a welcoming space with a neutral colour scheme. A central fireplace with a mantelpiece forms a cosy focal point, complemented by built-in shelving on one side. The room benefits from plenty of natural light from both a front-facing and side window, creating a bright and airy atmosphere.

Kitchen

7'8" x 14'7" (2.34m x 4.43m)

The kitchen features a combination of wood-effect worktops and muted cabinetry, well-arranged around the room to maximise space. It includes an integrated oven and gas hob with a stainless-steel extractor hood above. A window above the sink allows natural light to fill the room, enhancing the bright and practical cooking area. The staircase is situated adjacent to the kitchen space.

Cellar

Access via the kitchen, with steps down and a light.

Landing

7'1" x 5'6" (2.15m x 1.67m)

The first-floor landing provides access to two bedrooms and the bathroom. With an additional staircase leading to the loft room. It is compact yet functional, with neutral walls and carpeted flooring, reflecting the simple and practical design throughout the home.

Bathroom

4'1" x 8'9" (1.24m x 2.67m)

The bathroom is fitted with a white suite including a bath with an overhead shower, a vanity wash basin, and a toilet. The walls are tiled in a light tone, creating a clean and fresh atmosphere. A small window provides natural light and ventilation to the space.

Bedroom 1

7'8" x 8'9" (2.34m x 2.67m)

Bedroom 1 is a comfortable room with two windows allowing ample daylight and views of the surrounding landscape. The carpeted floor and neutral walls make it a calm and versatile space for rest and relaxation.

Bedroom 3

9'0" x 6'7" (2.74m x 2.00m)

Bedroom 3 is a smaller room featuring a single window and neutral décor. The carpeted floor adds warmth, and the room's size is ideal for use as a child's room, guest bedroom, or home office.

Bedroom 2

12'0" x 10'0" max (3.66m x 3.04m max)

The attic bedroom on the second floor is a charming space with sloping ceilings and a large Velux window that fills the room with natural light. It offers views over the surrounding countryside and includes a small cupboard for storage, making the most of the available space.

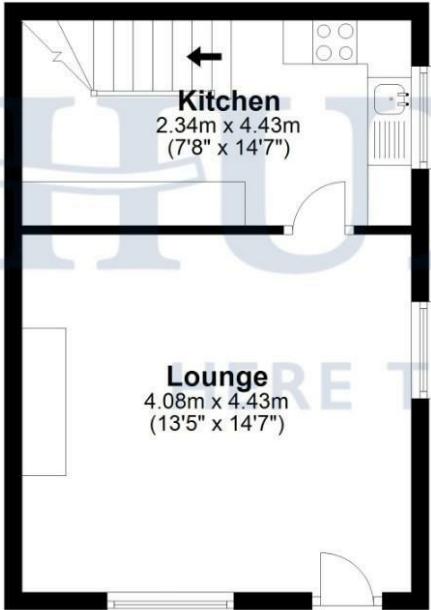
External

With a versatile external space to the side of the property, which could be used as either a garden or off road parking area, gated for security.

Floorplan

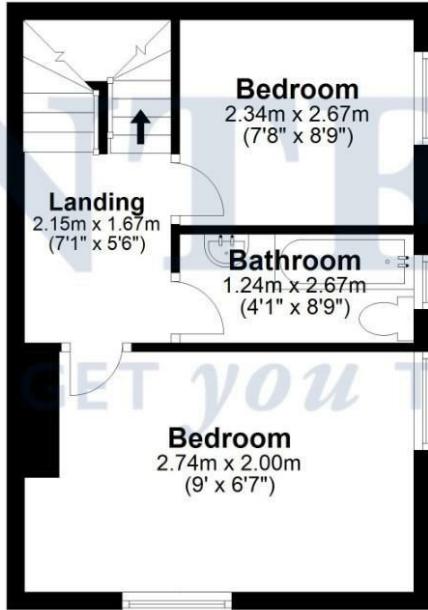
Ground Floor

Approx. 28.9 sq. metres (311.1 sq. feet)



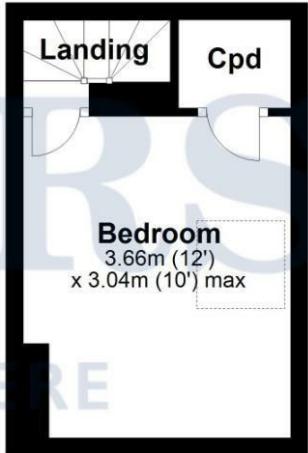
First Floor

Approx. 29.0 sq. metres (312.1 sq. feet)



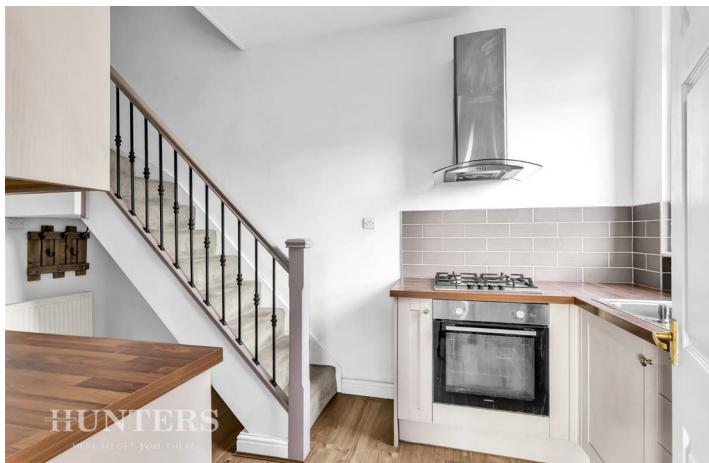
Second Floor

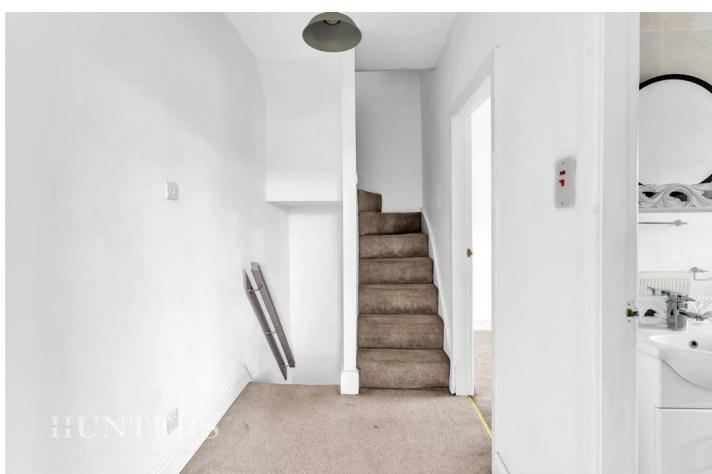
Approx. 14.1 sq. metres (151.3 sq. feet)



Total area: approx. 72.0 sq. metres (774.6 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.

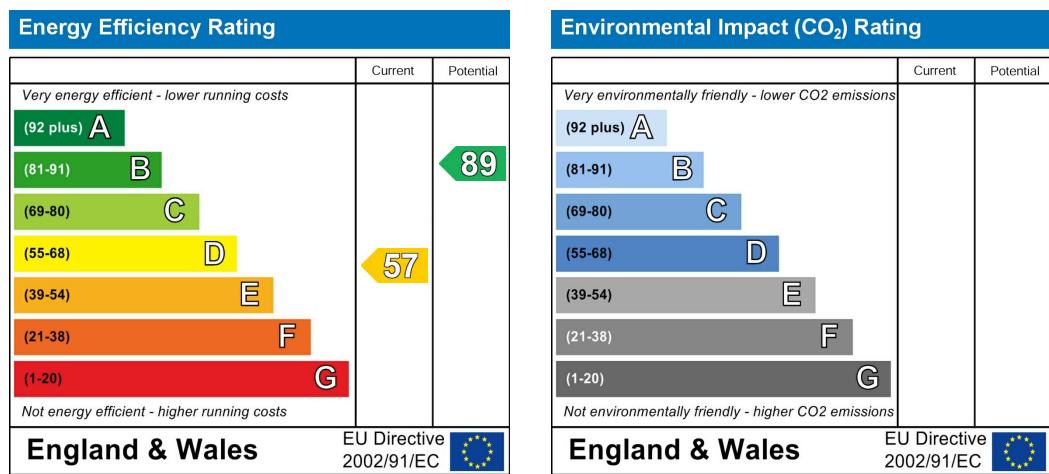




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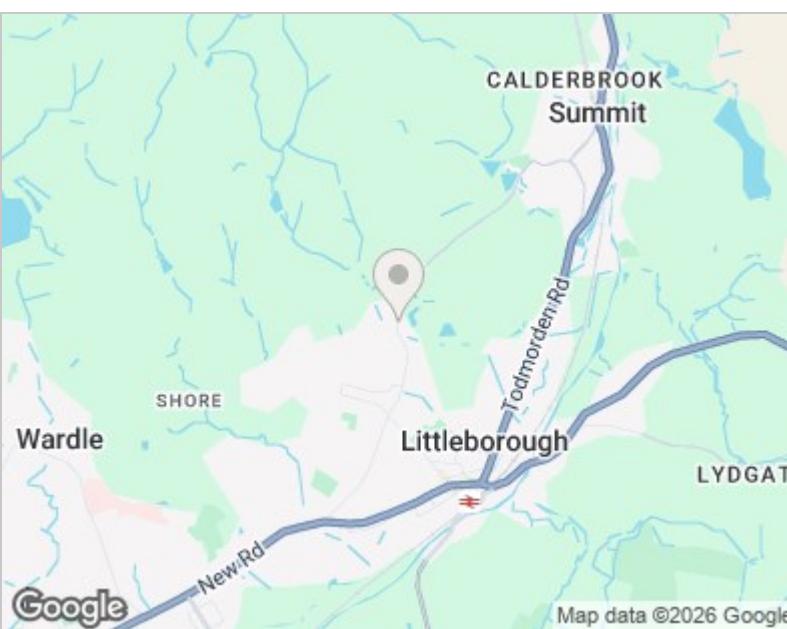
Energy Efficiency Graph



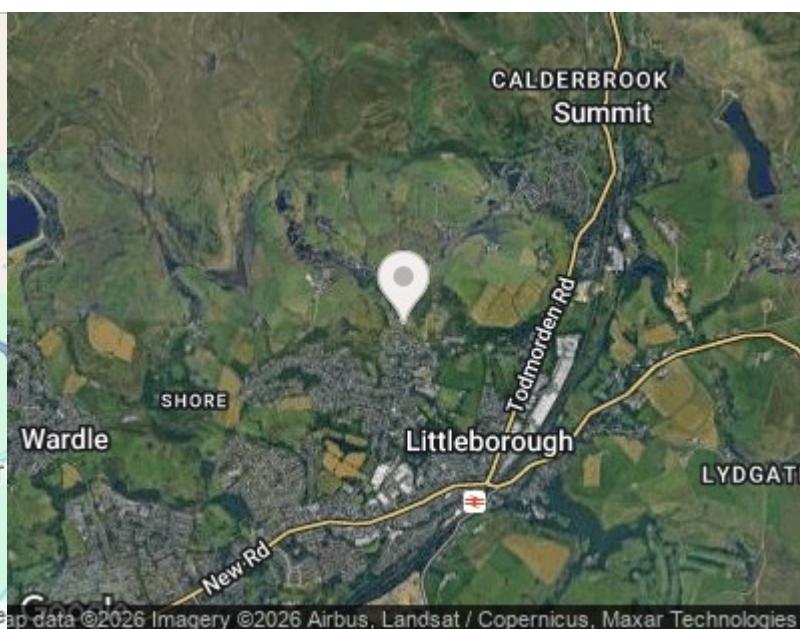
Viewing

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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