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Rock Nook

Littleborough, OL15 9QJ

Offers Over £225,000

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- EXTENDED THREE-STOREY END TERRACE
- DETACHED DOUBLE GARAGE & SUMMER HOUSE
- VERSATILE ACCOMMODATION OVER THREE FLOORS
- COUNCIL TAX BAND A
- HOUSE LEASEHOLD / PART OF LAND FREEHOLD
- LARGE PLOT WITH BEAUTIFUL GARDENS
- REQUIRES MODERNISATION THROUGHOUT
- NO ONWARD CHAIN
- EPC RATING D

Rock Nook

Littleborough, OL15 9QJ

Offers Over £225,000







Offered to the market with no onward chain, this rare and exciting opportunity presents a deceptively spacious and extended three-storey end-terrace property occupying a substantial plot with beautifully maintained gardens, a detached double garage, and a summer house.

Requiring modernisation throughout, the property offers versatile accommodation across three floors and provides excellent potential for a purchaser to create a fantastic family home tailored to their own tastes and requirements.

The lower ground floor comprises a kitchen area, a reception room which could be utilised as a lounge or bedroom, and a bathroom. To the ground floor there is a kitchen, living room, and separate dining room, whilst the first floor offers three well-proportioned bedrooms and a family bathroom.

Externally, the generous plot is a standout feature, with attractive gardens providing ample outdoor space for relaxation and entertaining. The detached double garage and summer house further enhance the property's appeal and versatility.

Ideally positioned within easy reach of Littleborough village centre, the property enjoys convenient access to the main line railway station, highly regarded local schools, and an abundance of scenic canal-side and countryside walks.

A unique property with exceptional potential, early viewing is highly recommended to fully appreciate the size, setting, and opportunities on offer.

Lower Ground Floor Lounge
12'3" x 13'9" (3.74m x 4.18m)

Lower Ground Kitchen
8'4" x 10'7" (2.53m x 3.23m)
The kitchen offers a practical layout with a range of cupboards and drawers beneath laminate worktops, a gas hob with extractor fan, a freestanding fridge freezer, and wall cabinets for additional storage. A window above the sink brings in natural light, while the tiled splashback and neutral walls create a functional backdrop. A door leads outside to the garden area, enhancing convenience during warmer months.

Lower Ground Dining Area
11'5" x 13'9" (3.47m x 4.18)

Lower Ground Sitting Room
11'6" x 10'7" (3.49m x 3.23m)

Wet Room
The wet room is a practical space located on the lowest ground floor, finished with tiled walls and flooring. It is designed for accessibility and convenience, providing essential facilities adjacent to storage cellar rooms and inner hallways, serving the lower level of the home.

Ground Floor Kitchen/Dining Room
12'3" x 11'9" (3.74m x 3.59m)
The spacious kitchen/dining room on the ground floor features views over the garden and beyond.

Ground Floor Sitting Room
15' x 10'12" (4.58m x 3.35)

Ground Floor Lounge
15' x 12'12" (4.58m x 3.96m)

Bathroom
9'1" x 6'10" (2.77m x 2.08m)

Bedroom 1
12'1" x 13' (max) (3.68m x 3.96m (max))

Bedroom 2
12'3" x 6'4" (3.74m x 1.94m)

Bedroom 3
12'3" x 6'4" (3.74m x 1.94)

Double Garage
18'9" x 18'11" (5.72m x 5.77m)
This sizeable double garage outbuilding provides secure, covered parking for two vehicles. It is constructed with a practical pitched roof and double vehicular doors to the front. The garage is situated adjacent to the property.

Gym/Summer House
18'3" x 9'8" (5.55m x 2.95m)
The gym outbuilding offers a versatile space with windows on all sides for natural light. It is fitted with lighting and power points, making it suitable for use as a home gym, workshop or studio. It benefits from a pitched roof and is situated within the garden grounds, providing a private and quiet area for exercise or creative pursuits.

Rear Garden
The extensive garden is arranged over several levels, predominantly laid to lawn with mature bushes and trees providing privacy and a natural backdrop. Stone paved pathways meander through the garden, connecting different areas including a pond and a timber summer house. The garden is enclosed and bordered by woodland.

Material Information - Littleborough
Tenure Type; HOUSE LEASEHOLD/ PART OF LAND FREEHOLD
Leasehold Years remaining on lease; 935
Leasehold Ground Rent Amount:
Council Tax Banding; COUNCIL TAX BAND A

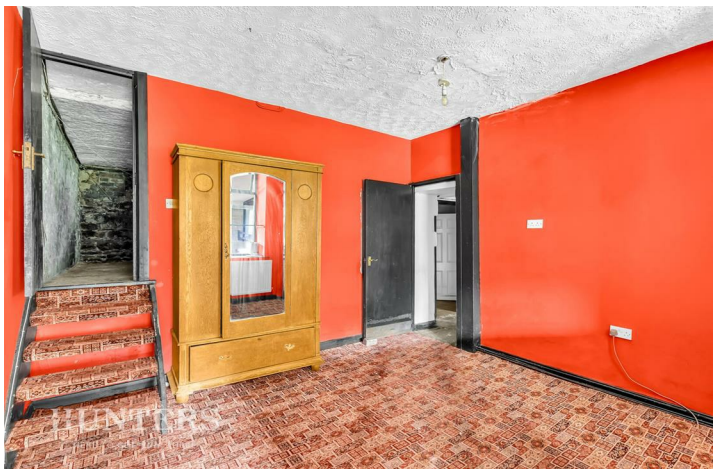
Floorplan



Total area: approx. 230.5 sq. metres (2481.0 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.





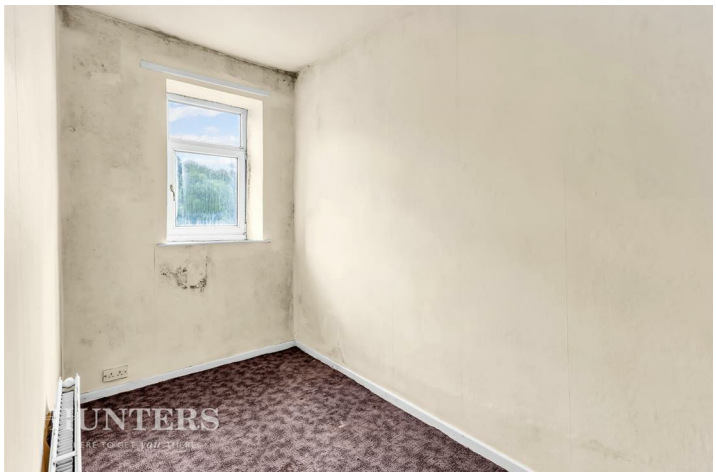














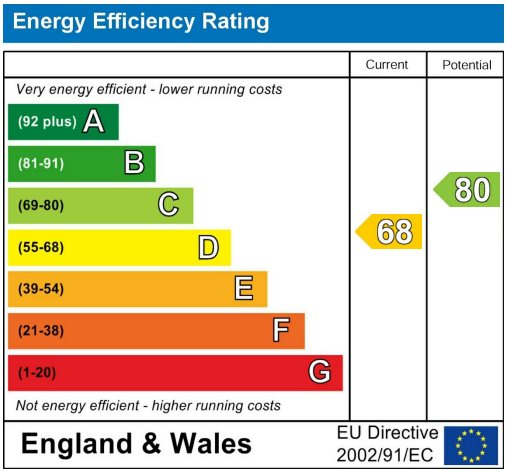


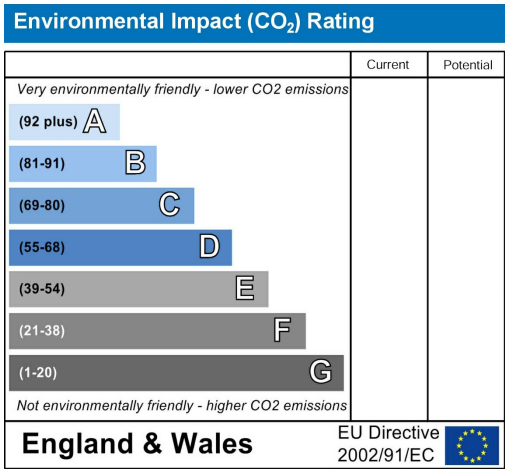






Energy Efficiency Graph





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

