



FacetoFace



- Spacious cottage home
- Lovely features and decor
- Two excellent bedrooms
- Large lounge

Paul Row, Littleborough

£175,000

Situated just on the outskirts of this extremely desirable semi-rural village, is this superbly presented cottage property. Scenically located with views from the rear this lovely home is easily accessible to many countryside walks, local schooling, the village centre for perhaps a coffee and a cake treat, and excellent commuting via the superb train links if required.



Property Description

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Scenically located with views from the rear this lovely home is easily accessible to many countryside walks, local schooling, the village centre for perhaps a coffee and a cake treat and excellent commuting via the superb train links if required.

The accommodation is deceptively spacious and whilst having a gorgeous 'weaver' style you will see when you view, the accommodation is potentially larger than you may initially perceive.

Beautifully bespoke in style and in nature, further features to admire include:

GROUND FLOOR – generously sized lounge with an electric stove style fire nicely set to the attractive fire surround, t.v. aerial point, feature beams to the ceiling and sealed unit double glazed window. The kitchen hosts a tasteful selection of fitted base and wall units with ample work surfaces over and in-built appliances to include an electric oven, a four-ring gas hob with an extractor hood over, plumbing for an automatic washing machine and useful understairs storage cupboard.

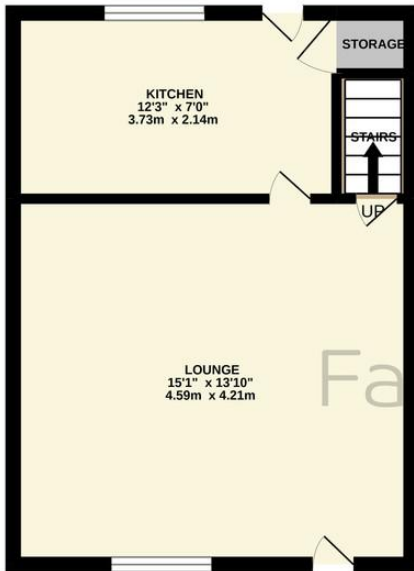
FIRST FLOOR – the landing area leads nicely into the two excellent bedrooms and the house bathroom. The main bedroom is a good sized double and has sealed unit double glazed window. The second bedroom is certainly a good sized single and again had sealed unit double glazed window. To the bathroom is a three-piece white suite comprising of a w.c., wash basin and bath with a telephone style shower fitment to the taps and an additional shower over, a heated towel rail and superb views.

EXTERNALLY – to the rear is a paved patio and seating area, which leads nicely onto the mature lawned garden abutting the local fields and again enjoying a stunning scenic outlook.

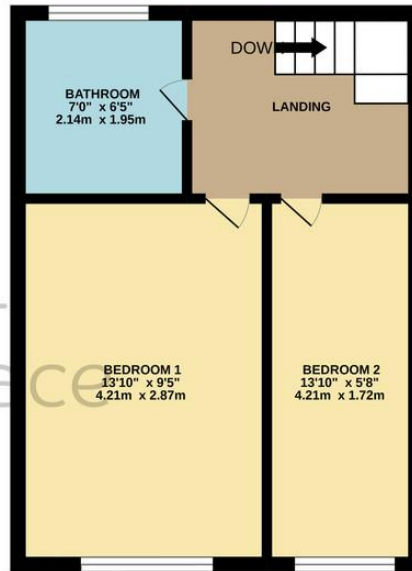




GROUND FLOOR
314 sq.ft. (29.2 sq.m.) approx.



1ST FLOOR
314 sq.ft. (29.2 sq.m.) approx.



TOTAL FLOOR AREA : 628 sq.ft. (58.3 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		92
(81-91) B		
(69-80) C	69	
(55-68) D		

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