

Farrow & Farrow

ESTATE & LETTING AGENTS



- Salley Street, Calderbrook, Littleborough
- 4 Bedroom, Detached Family Home
- Extended & Beautifully Refurbished
- Superb Presentation, Beautiful Kitchen & Bathrooms
- Excellent Semi-Rural Position
- Garden Room Office / Studio
- Paddock, Parking & Garden Areas
- VIEWING HIGHLY RECOMMENDED


Stoneyhead House, 5, Salley Street, Littleborough, OL15 9NG

£700,000

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***** NEW ***** - 4 BEDROOM DETACHED HOME, FORMERLY 2 PROPERTIES, EXTENDED & REFURBISHED TO AN OUTSTANDING STANDARD- INCLUDING PADDOCK - Stunning and Expansive Open Plan Kitchen / Dining / Living Room, Superb Bathrooms & Kitchen, Garden Office / Studio, Paddock To Rear, Lovely Semi-Rural Position - EARLY VIEWING HIGHLY RECOMMENDED - Contact Us To View



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Farrow & Farrow has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

Stoneyhead House, Salley Street, Calderbrook, Littleborough is a wonderful home. With 4 good bedrooms, (2 ensuite) and a superbly generous open plan kitchen / Dining / Living room, the property has been beautifully presented having been refurbished and extended, combining 2 previous properties. With a garden room perfect as office / studio space, the property also has good parking provision, including 2 separate garages (one converted to a workshop with power and light), garden areas and a further paddock too. This really is a fabulous property with great modern finishes and styling touches, providing excellent contemporary living spaces. Viewing here is therefore most highly recommended and available now, by appointment only.

Internally, this property briefly comprises: Entrance Porch, Hallway with Store, Lounge, Open Plan Kitchen / Dining / Living Room, Utility Room and Downstairs WC. Off the first floor Gallery Landing / Inner Landing, are Bedroom 1 with Dressing Room and En-Suite Shower Room, Bedroom 2 with En-Suite Shower Room, Bedroom 3, Bedroom 4 / Snug and Family Bathroom. Externally, there is a large Side Driveway / Patio, Rear Tiered Garden, Garden Room Office / Studio and Upper Rear Paddock, 2x Separate Garages - one converted to a workshop with power & light.

Set within easy reach of Littleborough town centre, the property enjoys good access to a great range of local amenities. With rail and road connections each on hand, transport links are also well accounted for, while both natural destinations and sport / leisure options are also comprehensive. This property boasts a great location for making the most of its surroundings in many different ways.

Entrance Porch 4'10" x 4'4"

Hallway

Lounge 16'0" x 14'8"

Open Plan Kitchen / Dining / Living 22'1" x 28'7"

Utility 6'3" x 5'3"

Under Stairs Store

WC 6'0" x 3'3"

Galleried Landing

Inner Landing

Bedroom 1 14'5" x 10'9"

En-suite Shower Room 9'4" x 5'7"

Dressing Room 4'10" x 10'8"

Bedroom 2 16'5" x 10'8"

En-suite Shower Room 2 6'7" x 5'0"

Bedroom 3 9'1" x 15'10"

Bedroom 4 / Snug 6'0" x 13'3"

Family Bathroom 9'4" x 9'7"

Large Side Driveway / Patio

Rear Tiered Garden

Upper Paddock

Garden Pod / Office

2x Separate Garages

Agents Notes

Disclaimer

