



17 Kinders Fold, Littleborough

£390,000 Leasehold

Beautiful presented four bedroomed detached family home, in the sought after 'Shore' area, just outside the centre of Littleborough • Littleborough is highly popular, sitting roughly 2.5 miles from the centre of Rochdale and 14 miles north of Manchester. With a number excellent and well regarded primary schools all close by • With beautiful open countryside on your doorstep ideal for dog walkers, hikers, runners or those who fancy an afternoon picnic! With local beauty spots Blackstone Edge and Hollingworth Lake close by • Internally the property offers ample space and room, with three reception rooms, ground floor WC and utility as well as spacious and luxury dining kitchen with high spec fittings • Dining kitchen features solid 'Quartz' worktops, integrated fridge freezer, integrated dishwasher and Karndean flooring. Also with store cupboard under the stairs • The owners have renovated and improved throughout in their time here, including garage conversion, orangery extension and new bathrooms throughout • Gas central heating via 'Worcester' combination boiler as well as double glazed UPVC windows throughout • Sitting on enviable plot at the end of the cul de sac, meaning the house sits in the best position on the street. with beautiful garden with pond, lighting and external plug sockets • Early viewing is highly

Immaculate four bed detached home in sought-after Shore area.
Spacious, renovated, three receptions, luxury kitchen. End of cul de sac.
Near schools, countryside, Rochdale, and Manchester.

Council Tax band: E

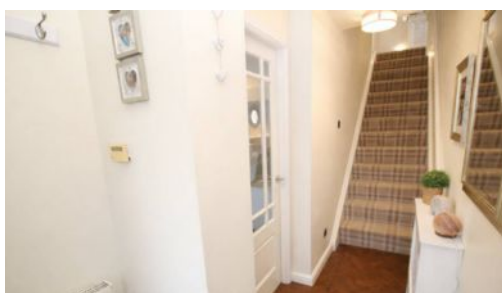
Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



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GROUND FLOOR

Entrance Hallway

4' 11" x 4' 11" (1.50m x 1.50m)

Lounge

15' 1" x 11' 7" (4.60m x 3.53m)

Sitting Room / Snug

15' 1" x 7' 11" (4.60m x 2.41m)

Dining Kitchen

24' 3" x 8' 10" (7.39m x 2.69m)

Orangery / Dining Room

11' 2" x 10' 10" (3.40m x 3.30m)

Utility

3' 0" x 5' 1" (0.91m x 1.55m)

WC

3' 0" x 4' 8" (0.91m x 1.42m)

FIRST FLOOR

Landing

3' 5" x 9' 5" (1.04m x 2.87m)

Bedroom

13' 5" x 14' 11" (4.09m x 4.55m)

En-suite

5' 1" x 8' 5" (1.55m x 2.57m)

Bedroom

13' 5" x 8' 11" (4.09m x 2.72m)

Bedroom

12' 1" x 8' 2" (3.68m x 2.49m)

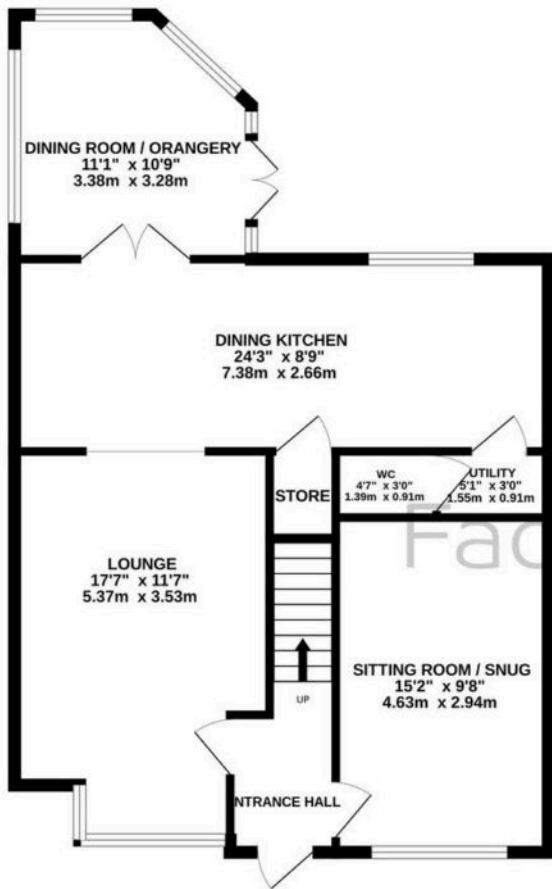
Bedroom

10' 4" x 8' 6" (3.15m x 2.59m)

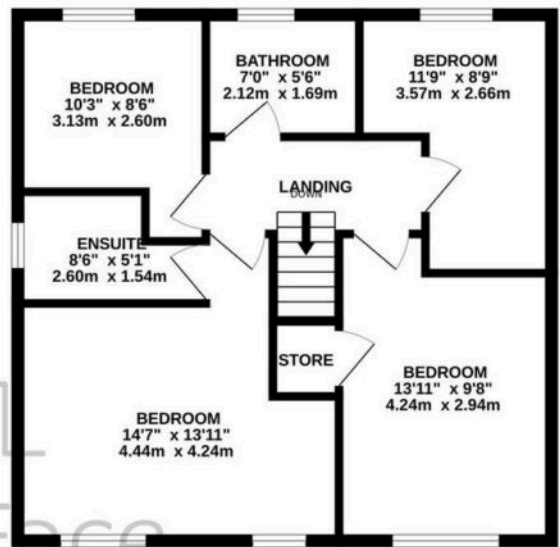
Bathroom

5' 6" x 7' 1" (1.68m x 2.16m)

GROUND FLOOR
749 sq.ft. (69.5 sq.m.) approx.



1ST FLOOR
578 sq.ft. (53.7 sq.m.) approx.



TOTAL FLOOR AREA : 1326 sq.ft. (123.2 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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