



12 Dearden Street, Littleborough

£299,995 Freehold

Sitting on one of Littleborough's most prestigious and sought after streets, don't miss out on this rare opportunity to purchase this attractive and spacious three bed semi detached family home • Littleborough centre sits in the suburbs of Rochdale and is host to a number of charming independent retailers as well as larger brands to meet all your shopping needs • Picturesque countryside is never far away, with local beauty spots such as Blackstone Edge, Gaddings Dam, Watergrove reservoir and local tourist attraction Hollingworth Lake • The property itself offers a spacious layout, ground comprising entrance hallway, Lounge (with bay window), dining room (with patio doors), 19 ft dining kitchen (with understairs store / pantry) • To the first floor there are three bedrooms (the master of which has fitted wardrobes and bay window) and four piece family bathroom suite • With double glazed windows throughout, modern combination boiler (installed in 2025) and loft which has been part boarded • Externally there is a large driveway to the front of the property, with ample size garage which also has multiple power sockets, suiting a variety of uses • Attractive yet low maintenance garden to the rear, with pond that has previously had Koi Carp in it • NO CHAIN

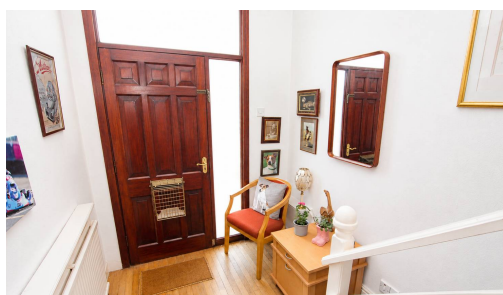
Spacious 3 bed semi on a sought-after street in Littleborough. Modern kitchen, garage, garden, parking. Close to village centre and countryside. No chain. Early viewing recommended.

Council Tax band: D

Tenure: Freehold



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GROUND FLOOR

Entrance Hallway

15' 2" x 7' 3" (4.62m x 2.21m)

Lounge

12' 0" x 11' 9" (3.66m x 3.58m)

Dining Room

14' 11" x 10' 9" (4.55m x 3.28m)

Dining Kitchen

19' 8" x 7' 3" (5.99m x 2.21m)

FIRST FLOOR

Landing

7' 3" x 7' 3" (2.21m x 2.21m)

Bedroom

12' 0" x 12' 0" (3.66m x 3.66m)

Bedroom

13' 0" x 10' 9" (3.96m x 3.28m)

Bedroom

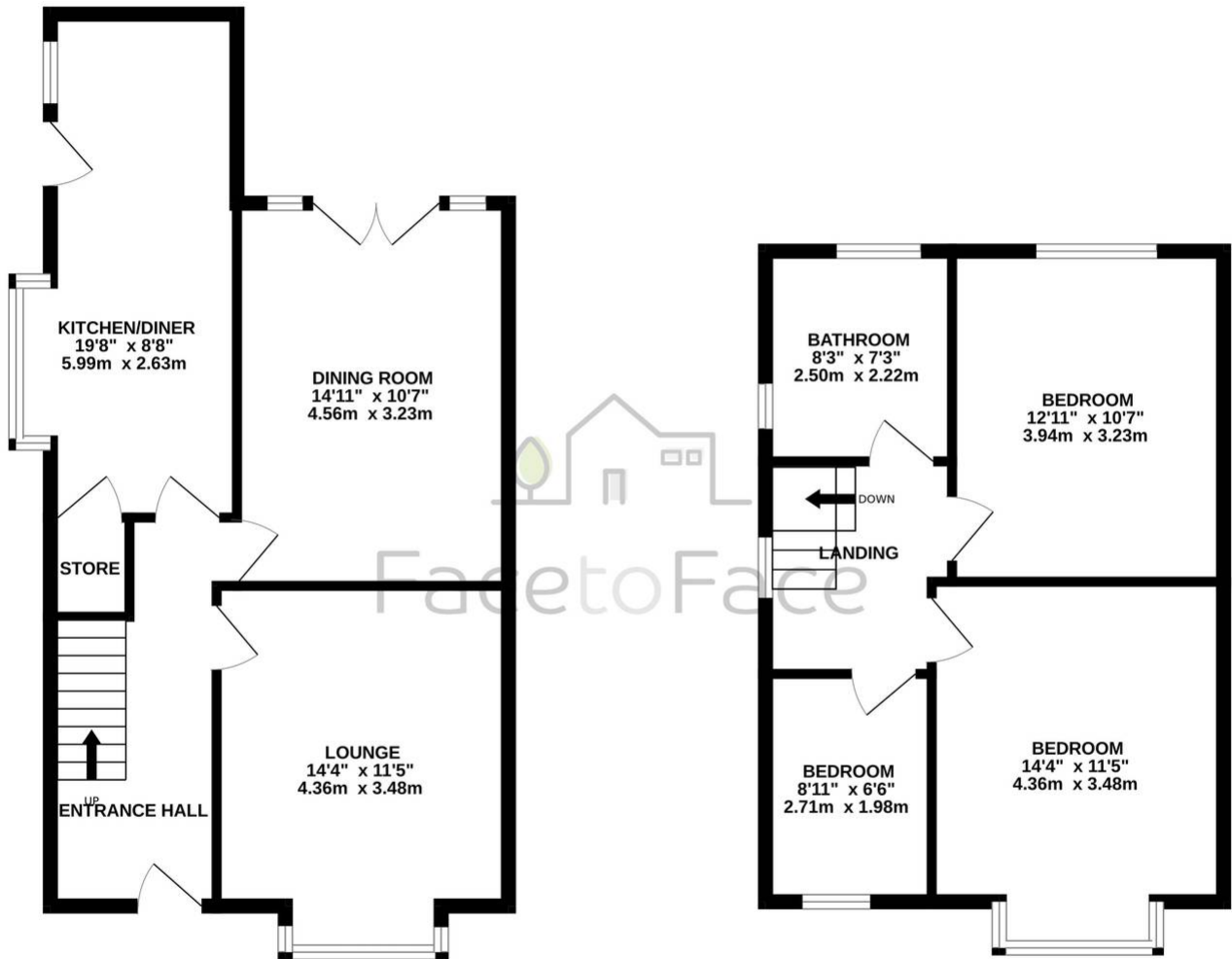
8' 10" x 6' 6" (2.69m x 1.98m)

Bathroom

8' 4" x 7' 3" (2.54m x 2.21m)

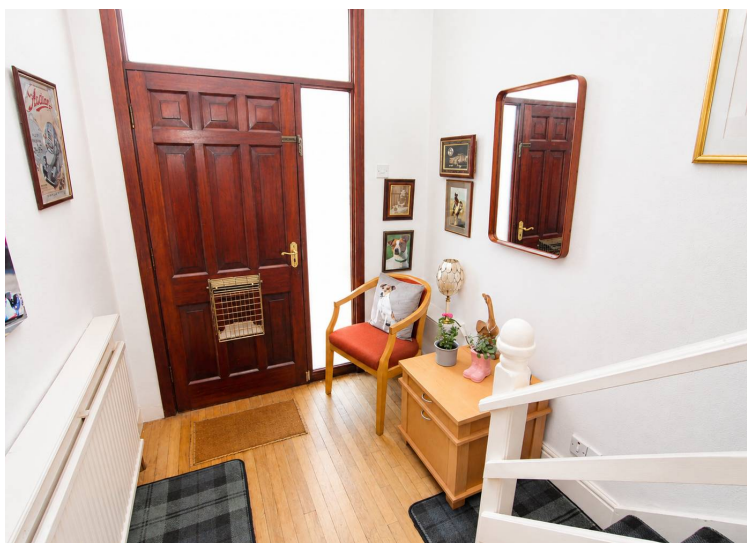
GROUND FLOOR
564 sq.ft. (52.4 sq.m.) approx.

1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA : 1030 sq.ft. (95.7 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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