



89-91 Smithybridge Road

Littleborough | OL15 0BQ



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## Overview

- Large Terraced House
- Four Double Bedrooms
- Two Reception Rooms
- Kitchen & Utility Room
- Basement Level Storage
- 7 x One Bedroom Apartments
- On-Site Gym
- Allocated & Visitor Parking
- Close To Hollingworth Lake
- Fantastic Investment Opportunity
- Extremely Sought-After Location



## Four Bedroom Terraced House & Seven One-Bedroom Self-Contained Apartments On The Doorstep Of Hollingworth Lake

A fantastic opportunity to purchase this rare investment of a four-bedroom terraced house and 7 x one bedroom self-contained apartments on the doorstep of Littleborough & Milnrow villages, Hollingworth Lake, local train station yet still with easy access to the motorway network





The larger than average terraced property was formerly a terraced house and a shop/hairdressers. Now all one property, the terraced property accommodation briefly comprises of two reception rooms, kitchen, downstairs wc, utility area, basement level, four double bedrooms and a shower room. The accommodation could easily be converted into a further four one-bedroom self-contained apartments.

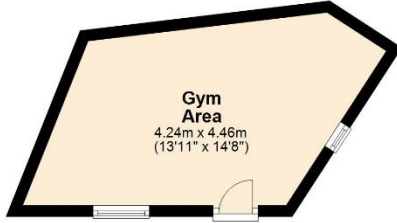


In addition to the terraced property, 'Ellens Place' consists of seven one-bedroom self-contained apartments split across two buildings. There are four ground floor apartments and three first floor apartments. The apartments also have use of a communal utility area and on-site gym.

A large, gated car park situated at the rear of the building has excellent allocated parking.

### Ground Floor

Approx. 98.3 sq. metres (1057.6 sq. feet)



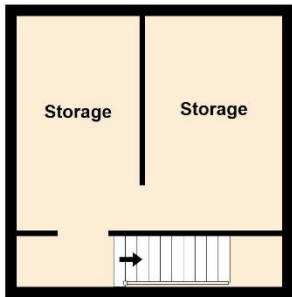
### First Floor

Approx. 75.3 sq. metres (810.3 sq. feet)



### Basement

Approx. 22.7 sq. metres (244.2 sq. feet)



Total area: approx. 196.2 sq. metres (2112.1 sq. feet)

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Plan produced using PlanUp.

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"Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale".