



FacetoFace



- Three bedroomed terrace
- Spread over three levels
- Close to the village centre
- Ideal for commuters

Featherstall Road, Littleborough

Situated a short walk away from Littleborough centre, is this three bedroomed terrace property. Ideally suited for first time buyers and young families alike, the property has a lawned garden area to the rear as well as double glazed windows and gas central heating. Offered with NO CHAIN.

Asking Price Of £129,950



Property Description

Situated on the outskirts of Littleborough, Face to Face are delighted to introduce to the market this deceptive terrace property. Within walking distance to Littleborough centre, meaning all the usual shops and local amenities are easily accessible including Littleborough post office, Co-op and Lidl. Littleborough is located at the foot of the Pennines, meaning there are plenty of countryside walks close by, as well as being a walk away from Hollingworth Lake Country Park and a short drive away from Watergrove Reservoir. For those looking to commute, the local M62 motorway junction is a short drive away over Wildhouse Lane, whilst Littleborough train station means Rochdale, Halifax, Hebden Bridge, Leeds and Manchester are all quick and easy to get to.

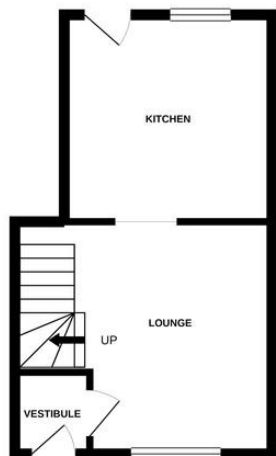


The property itself internally comprises entrance vestibule, lounge, fitted kitchen (with space for dining table) and access to cellar. To the first floor there

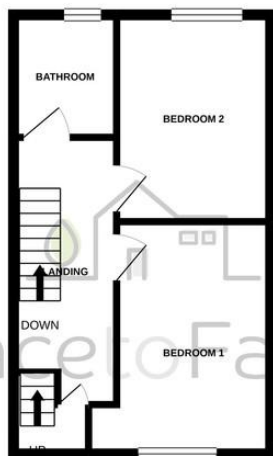


are two bedrooms and three piece bathroom suite. On the top floor there is a further bedroom with velux window. Externally there is a forecourt area to the front as well as an enclosed lawned garden to the rear of the property. early viewing highly recommended as this property comes offered with NO CHAIN.

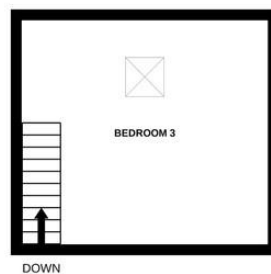
GROUND FLOOR
302 sq.ft. (28.0 sq.m.) approx.



1ST FLOOR
332 sq.ft. (30.8 sq.m.) approx.



2ND FLOOR
177 sq.ft. (16.5 sq.m.) approx.



TOTAL FLOOR AREA : 811 sq.ft. (75.3 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements