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- Four bedroomed terrace
- Accommodation on three levels
- Much larger than you think
- Re-furbished throughout

Gorse Bank, Littleborough

Deceptively spacious four bedroomed terraced property situated on the very popular 'Gorse Bank'. Re-furbished throughout and gorgeous accommodation which is based over three levels. This is a home that will certainly be of interest to a first time purchaser or growing family.

Asking Price Of £199,950



Property Description

This is a wonderful opportunity for the first time purchaser or indeed those who are looking for a substantial young or indeed growing family home that has been superbly transformed into a quality and certainly highly attractive property!

2 Gorsey Bank sits very proudly just off Todmorden Road with and is ideally situated for easy access into the highly popular village of Littleborough, meaning all the usual shops and coffee shops are easily available as well as being only a short drive away from Rochdale and Todmorden centres. Littleborough boasts an enviable semi-rural positioning and there are many countryside walks and beauty spots for you to enjoy a stroll around, such as Hollingworth Lake and Watergrove reservoir and for those looking to commute the M62 motorway junction is a quick drive away over Wildhouse lane, whilst Littleborough train station offers direct access to Todmorden, Hebden Bridge, Rochdale, Halifax, Leeds and Manchester.

The refurbished accommodation is much larger than you will perhaps initially perceive, and is based over three floors:

GROUND FLOOR – the lounge has a t.v. aerial point to the wall and leads nicely into the spacious and very well equipped kitchen diner which hosts a choice selection of fitted base and wall units and matching work surface areas, inbuilt electric oven with a four ring gas hob over and an extractor hood. There is a downstairs w.c., here as well. A separate rear entrance lobby has the staircase which provides access to the first floor.

FIRST FLOOR – a landing area provides access to two bedrooms, one being double and the other a good sized single both with t.v. aerial points and the double certainly enjoys a very pleasant open and scenic aspect of the surrounding countryside. The house bathroom comprises of a three piece suite to include a bath with a shower over, w.c., and wash basin, co-ordinating tiling to the elevations and a patterned uPVC double glazed window.





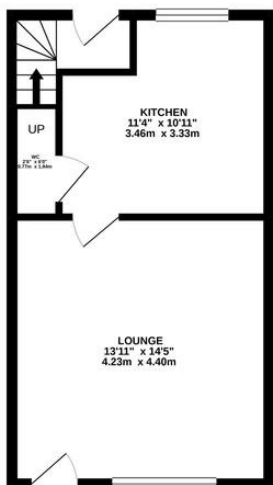
SECOND FLOOR – here are two further bedrooms, again one double and one good sized single. Both have velux windows and t.v. aerial points.

EXTERNALLY – there is to the front the entrance forecourt and to the rear is a pleasant access area with storage outbuilding.

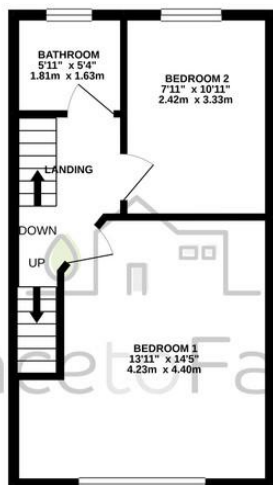
Further features to admire include fire doors that have been fitted to most rooms, uPVC double glazing and gas fired central heating which is run from a Vaillant combination boiler.



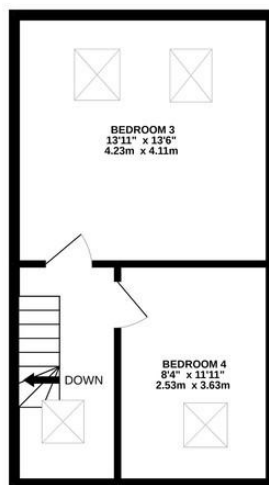
GROUND FLOOR
352 sq.ft. (32.7 sq.m.) approx.



1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.



2ND FLOOR
352 sq.ft. (32.7 sq.m.) approx.



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TOTAL FLOOR AREA : 1057 sq.ft. (98.2 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	56 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