



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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Brown Lodge Street, Littleborough, OL15 0EP

£120,000

SPACIOUS HOME WITH ENDLESS POTENTIAL

Welcome to Brown Lodge Street, Littleborough - a charming location perfect for those looking to take their first step onto the property ladder. This delightful terraced house offers a wonderful opportunity for a first-time buyer to own a piece of this picturesque area.

Nestled close to nature walks, this property provides the ideal setting for those who enjoy the great outdoors. Imagine starting your day with a refreshing walk amidst the beauty of nature right at your doorstep.

Step inside this spacious terraced home and be greeted by the warmth and comfort it exudes. With ample space to make your own, this property offers a cellar that can be transformed into a cosy retreat or a functional storage area - the possibilities are endless.

Convenience is key, and this property delivers just that with easy access to local amenities. Whether it's a quick trip to the shops or a leisurely stroll to a nearby cafe, everything you need is within reach.

Don't miss out on this fantastic opportunity to own a lovely home in a desirable location. Make Brown Lodge Street your new address and start creating memories in this inviting property.

Brown Lodge Street, Littleborough, OL15 0EP

£120,000



- Terraced Property
 - Fitted Kitchen
 - On Street Parking
 - EPC Rating: TBC
- Two Bedrooms
 - Three Piece Family Bathroom
 - Freehold
- Two Reception Rooms
 - Enclosed Rear Yard
 - Council Tax Band: A

Ground Floor

Vestibule
4' x 3'5 (1.22m x 1.04m)
UPVC entrance door, central heating radiator and door to reception room one.

Reception Room One
14'3 x 13'9 (4.34m x 4.19m)
UPVC double glazed window, central heating radiator, two feature wall lights, gas fire in stone surround and wood mantle, TV point and double doors to reception room two.

Reception Room Two
11'1 x 9'11 (3.38m x 3.02m)
Central heating radiator, stairs to cell and first floor and door to kitchen.

Kitchen
13' x 8'6 (3.96m x 2.59m)
UPVC double glazed window, central heating radiator, wood effect wall and base units, laminate worktops, space for cooker, tiled splash back, one and half bowl stainless steel sink with draining board and mixer tap, plumbing for washing machine, space for fridge freezer, boiler, laminate flooring and UPVC double glazed door to rear.

Lower Ground Floor

Cellar
13'9 x 8'7 (4.19m x 2.62m)

First Floor
Landing
7'4 x 5'11 (2.24m x 1.80m)
Loft access and doors to two bedrooms and bathroom.

Bedroom One
13'9 x 13'6 (4.19m x 4.11m)
Two UPVC double glazed windows, central heating radiator and fitted wardrobes.

Bedroom Two
10'4 x 7'3 (3.15m x 2.21m)
UPVC double glazed window, central heating radiator and storage cupboard.

Bathroom
5'11 x 5'2 (1.80m x 1.57m)
UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with traditional taps, panel bath with traditional taps and electric feed shower over, part tiled elevations and vinyl flooring.

External

Rear
Paved yard with stone chip bedding areas.



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