



ADAMSONS BARTON KENDAL are pleased to offer for sale this two bedroom first floor apartment in a central Littleborough position with all the usual amenities on your doorstep, including Littleborough train station offering ease of access to both Manchester and Leeds. A ground level entrance with stairway leads to the communal landing area, with private entrances to the three apartments in the building. Internally, the apartment comprises a large open plan living space with a modern fitted kitchen, two bedrooms, and a three piece bathroom suite. The property is available with no further chain and potentially represents a good investment opportunity considering the high demand for rental property in the area. There is electric heating throughout the apartment

Viewing Strongly Recommended

Head Office - 122 Yorkshire Street
ROCHDALE
Lancashire
OL16 1LA
Tel : (01706) 653214

Middleton Office – 13 Long Street
Middleton
M24 6TE
Tel : (0161) 643 0777

THE ACCOMMODATION COMPRISES:

(Measurements are approximate to the nearest 0.1m and for guidance only and they should not be relied upon for the fitting of carpets or the placement of furniture). No checks have been made on any fixtures and fittings or services where connected (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property).

First Floor

Open Plan Lounge - 4.32m x 4.87 metres (14'2" x 16')

Spacious open plan living space with lots of natural light and carpets throughout.

Kitchen - 2.03 x 2.03 (6'8" x 6'8")

Modern fitted kitchen comprising a range of wall and base units and integrated appliances.

Bedroom - 3.35 x 2.64 metres (11' x 8'8")

Double bedroom with neutral decor and carpet throughout.

Bedroom - 3.35 x 2.56 metres (11' x 8'5")

Second double bedroom with neutral decor and carpet throughout.

Bathroom - 3.35 x 1.84 metres (11' x 6')

Three piece bathroom suite comprising low level WC, pedestal wash hand basin and panelled bath with overhead shower. Laminate flooring and part tiled floor.

Externally

There is street parking available nearby to the property. Littleborough centre and all of its associated amenities are within walking distance including the train station providing access to Manchester and Leeds.

An annual service charge of £729.14 is payable on the property which equates to £62.43 pcm.



**VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS
ADAMSONS BARTON KENDAL**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

w - abkproperty.co.uk e - sales@abkproperty.co.uk

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