



ADAMSONS BARTON KENDAL are pleased to offer for sale this two bedroom mid terraced, back-to-back property, located in the heart of Littleborough Village, within walking distance of all local amenities and a short distance to the railway station, offering access to Manchester and beyond. Internally, the property comprises a spacious living room, a modern fitted kitchen, a generous main bedroom and a small double bedroom and family bathroom. The property has neutral decor throughout, and is ideal for a first time buyer or for those looking for a buy-to-let investment opportunity.

Viewing Strongly Recommended
Vacant possession available

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).

Ground Floor

LOUNGE 14' 6" x 14' 5" (4.42m x 4.39m)

Neutral decor, carpets, gas fire, radiator and uPVC window and door

KITCHEN 14' 8" x 7' 0" (4.47m x 2.13m)

Neutral decor, modern base units, integrated electric oven and electric hob, vinyl flooring, radiator, gas combi boiler and uPVC window

First Floor

BEDROOM ONE 14' 6" x 10' 8" (4.42m x 3.25m)

Neutral decor, carpets, radiator and uPVC window

BEDROOM TWO 12' x 7' 0" (3.66m x 2.13m)

Neutral decor, carpets, radiator and uPVC window

BATHROOM 9' 1" x 6' 0" (2.77m x 1.83m)

Vinyl flooring, three piece bathroom suite, overhead electric shower, radiator and uPVC window

Additional Information

EPC Rating – D

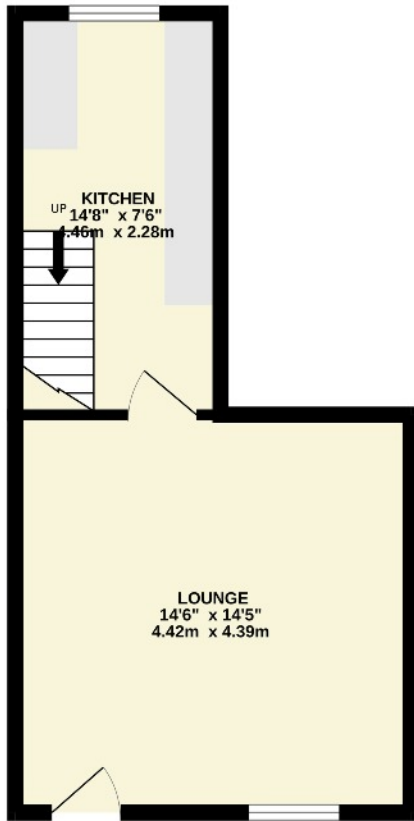
Council Tax Band – A

Tenure - Leasehold

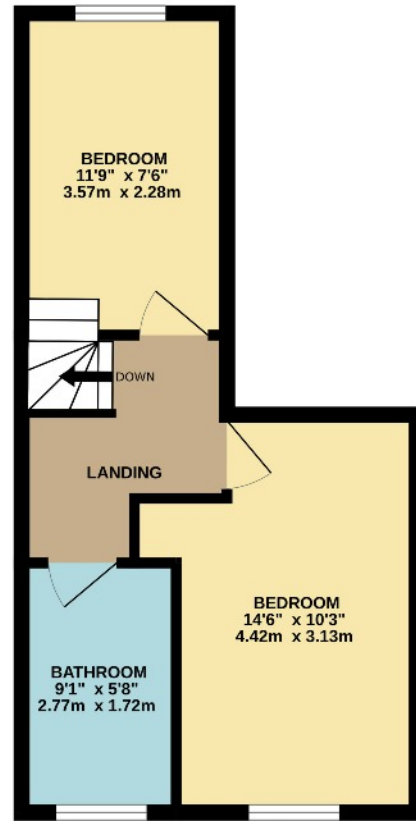


VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS ADAMSONS BARTON KENDAL

GROUND FLOOR
318 sq.ft. (29.5 sq.m.) approx.



1ST FLOOR
317 sq.ft. (29.4 sq.m.) approx.



TOTAL FLOOR AREA : 635 sq.ft. (59.0 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		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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Due to a change in the legislation as from 1st March 2004 we are required to check your identification. This is a legal requirement and applies to all Estate Agents: (i) proceeding to market any property; and (ii) should you make an offer on one of our properties and this offer becomes acceptable, before we can instruct Solicitors to proceed with the transaction. Suitable identification can be: Current signed Passport; New style Driving Licence with photograph; Inland Revenue Tax notification