

**Warley Street, Littleborough OL15 9DE**

**Asking Price £140,000**



Adamsons Barton Kendal are delighted to introduce to the market this beautifully presented two-bedroom terrace property, ideally located in the heart of Littleborough town. Perfectly positioned close to a range of local amenities, independent shops, and restaurants right on your doorstep, as well as excellent schools and convenient motorway links — this home offers both comfort and convenience in equal measure.

**Head Office - 122 Yorkshire Street  
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OL16 1LA**

**Tel : (01706) 653214**

You are welcomed by an entrance vestibule leading into a spacious and cosy lounge, ideal for relaxing or entertaining. The modern fitted kitchen provides plenty of storage and workspace, finished to a high standard.

Upstairs, you'll find a newly fitted bathroom, stylishly modernised to perfection, a well-proportioned single bedroom, and a generously sized master bedroom offering ample space and light.

Externally, the property benefits from ample on-street parking, and is ideally situated within walking distance of all the amenities Littleborough has to offer.

Early viewing is highly recommended to fully appreciate the charm and location of this lovely home.

### **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 - 4.4 x 4.2 metres

Kitchen - 4.4 x 3.1 metres

#### **First Floor**

Landing

Bedroom 1 - 4.4 x 4.2 metres

Bedroom 2 - 2.5 x 3.1 metres

Bathroom - 2.8 x 1.7 metres

#### **ADDITIONAL INFORMATION**

Council Tax Band - A

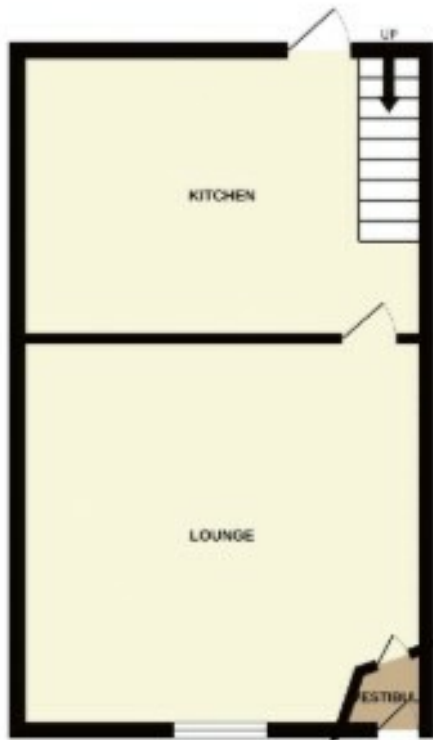
Energy Performance Cert - TBC

Tenure - Leasehold





GROUND FLOOR  
349 sq.ft. (32.4 sq.m.) approx.



1ST FLOOR  
343 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA: 692 sq.ft. (64.2 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other rooms are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such in any prospective purchase. The services, systems and appliances shown here are not been tested and no guarantee is given for their operability or efficiency under the plan.  
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