



# 122 Church Street, Littleborough, OL15 8AS

**£150,000**

- STONE BUILT PROPERTY
- EXCELLENT PUBLIC TRANSPORT LINKS
  - USE OF REAR YARD
  - COUNCIL TAX BAND A

- CLOSE TO LITTLEBOROUGH VILLAGE CENTRE
- ATTRACTIVE, SPACIOUS ACCOMMODATION
  - TWO BEDROOMS
  - EPC GRADE D

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Situated within walking distance of Littleborough village for all the local amenities including schools, public transport links including the mainline train station, and local shopping. Hunters Estate Agents are delighted to be able to offer to the market this stone built property. The accommodation is set out over two floors and briefly comprises of a light and airy lounge with high ceilings, breakfast kitchen, two bedrooms and a family bathroom. To the rear there is a yard, (not currently on the title plan for the property but has been solely used for many years) and on street parking to the front. The property is ideal for first time buyers and those looking to downsize and would also make a great investment for a buy to let opportunity. **SOLD WITH NO CHAIN.**

### LOUNGE

Light and airy room with high ceilings, window to the front aspect and a door leading through to the kitchen.

### KITCHEN

A range of base and eye level units with a built in oven and hob with further space for appliances. A sink and drainer sit at the window with looks to the rear aspect. Space for a breakfast table. Rear external door. Access to the cellar is from the cupboard under the stairs.

### LANDING

#### BEDROOM 1

Spacious double bedroom with a front aspect window.

#### BEDROOM 2

Rear aspect window.

### BATHROOM

Three piece suite briefly comprising of a low level WC, pedestal wash hand basin and bath with a shower over. Window to the rear aspect.

### EXTERNAL

Pavement frontage with on street parking, to the rear is an enclosed paved yard. Please note the rear yard is not on the title deeds however it has been solely used by number 122 for many years.

### Material Information - Littleborough

Tenure Type; Leasehold

Leasehold Years remaining on lease; 841

Leasehold Annual Service Charge Amount £6.13s.6d

Council Tax Banding; A

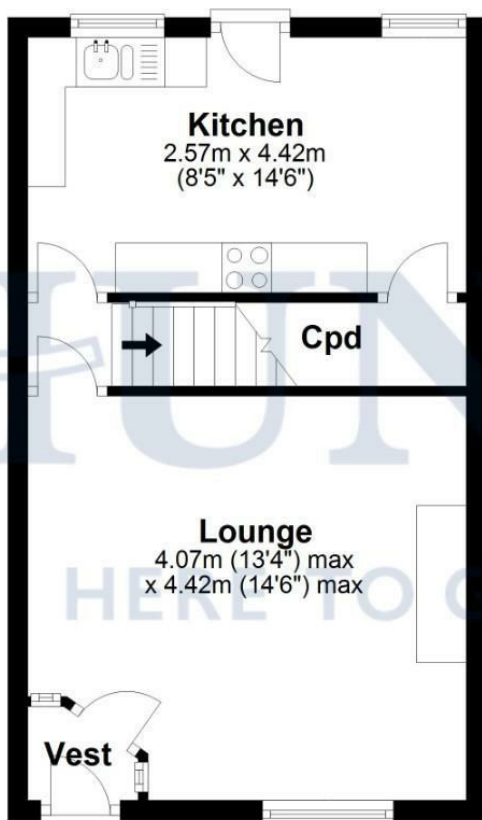






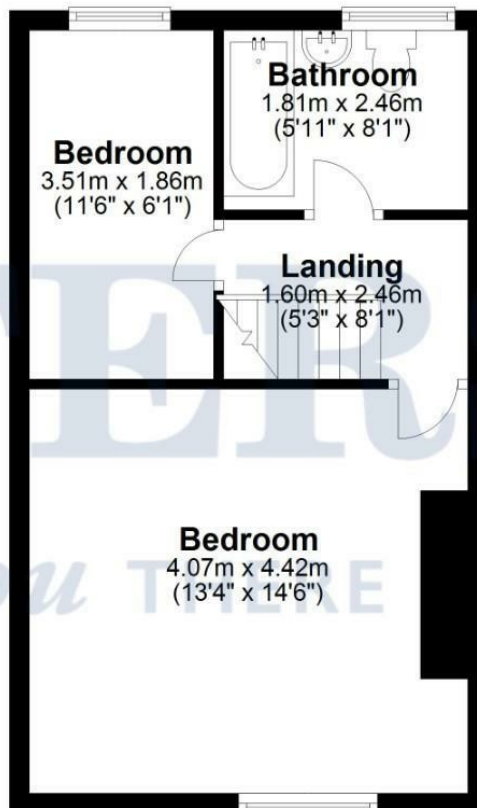
## Ground Floor

Approx. 33.9 sq. metres (364.6 sq. feet)



## First Floor

Approx. 33.9 sq. metres (364.6 sq. feet)



Total area: approx. 67.8 sq. metres (729.3 sq. feet)

Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.

Created by EveryCloud Photography on behalf of Hunters  
Plan produced using PlanUp.

## Viewing

Please contact our Hunters Littleborough Office on 01706 390 500 if you wish to arrange a viewing appointment for this property or require further information.



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

85 Church Street, Littleborough, OL15 8AB

Tel: 01706 390 500 Email:

littleborough@hunters.com <https://www.hunters.com>