



New Road, , Littleborough, OL15 8LX

- DECEPTIVELY SPACIOUS WEAVERS COTTAGE
- LARGE KITCHEN DINER
- COTTAGE GARDEN TO FRONT YARD TO REAR
- SOLD WITH NO ONWARD CHAIN
- COUNCIL TAX BAND B
- THREE BEDROOMS
- CHARACTER FEATURES
- CONVENIENT LOCAITON FOR LOCAL AMENITIES
- EPC RATING D
- LEASEHOLD

£155,000



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DESCRIPTION

Hunters Estate Agents are pleased to be able to offer to the market this delightful and deceptively spacious character weavers cottage which boasts wonderful charm and original features including beamed ceilings and mullion windows. The spacious accommodation briefly comprises of a lounge, large kitchen diner, three bedrooms and a family bathroom. Externally there is an enclosed paved cottage garden to the front and paved yard to the rear. The location is ideal for local amenities including shops., schools and only a short distance to both Smithy Bridge and Littleborough train stations for easy access to Leeds and Manchester. No onward chain, a viewing is highly recommended.



Vestibule

A useful space to be able to hang coats and store shoes before entering the living room.

Lounge

16'0" max x 17'7" max

Spacious lounge with wonderful beamed ceiling and windows to the front aspect. Stairs lead to the first floor.

Kitchen/Diner

13'3" x 17'7"

Generous kitchen diner, with a range of base or eye level units , oven with gas hob and space for a washing machine and dishwasher, with further space for a fridge freezer.

Landing

7'8" x 10'1" max

Bedroom 1

9'9" x 10'8"

Double bedroom with 2 windows to the front aspect with a built in cupboard. Feature beamed ceiling.

Bedroom 2

11'6" x 9'6"

Second double bedroom with a rear mullion window and a useful built in cupboard and a beamed ceiling.

Bedroom 3

11'6" x 7'8"

Front aspect bedroom, ideal for a child's bedroom or a home office.

Bathroom

9'9" max x 6'6"

Three piece suite with a low level WC, wash hand basin and bath. Heated towel rail and a window to the rear aspect.

External

Externally there is an enclosed paved cottage garden to the front and paved yard to the rear. On street parking to the front.

Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 782

Leasehold Ground Rent Amount:

Council Tax Banding; Rochdale Council Band B



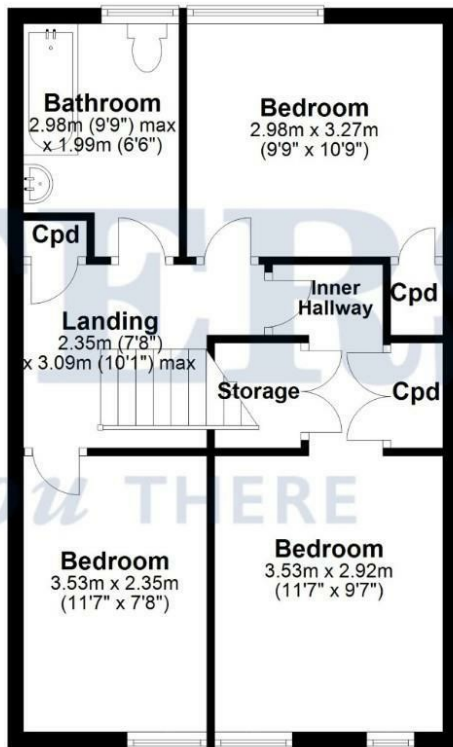
Ground Floor

Approx. 48.6 sq. metres (522.7 sq. feet)



First Floor

Approx. 48.6 sq. metres (522.7 sq. feet)



Total area: approx. 97.1 sq. metres (1045.4 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 Littleborough
Plan produced using PlanUp.

Viewings

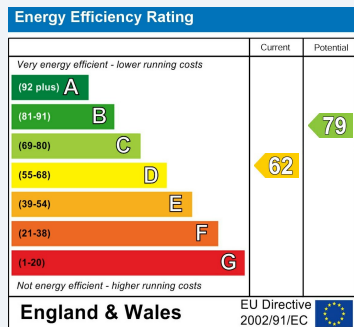
Please contact littleborough@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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.



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.



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