

# HUNTERS®

HERE TO GET *you* THERE



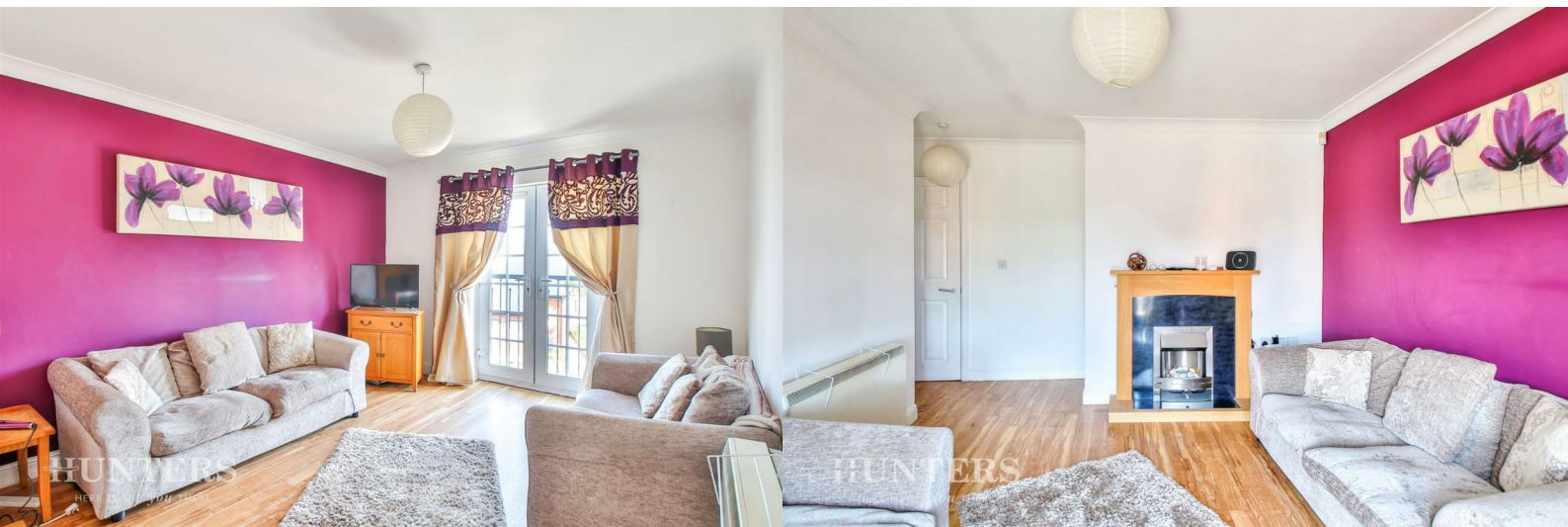
## Wesley Court Smithy Bridge Road

Littleborough, OL15 0DY

£130,000



Council Tax: A



# 7 Wesley Court Smithy Bridge Road

Littleborough, OL15 0DY

£130,000



## Communal Entrance

Security phone entrance with stairs leading to the first and second floor landings.

## Entrance Hall

14'5" x 6'10" (4.41 x 2.09)

The entrance hall to the apartment has a useful built-in storage cupboard housing the boiler.

## Lounge

15'0" x 14'10" (4.59 x 4.54)

With TV and telephone points, laminate flooring and a electric storage heater, with a Juliette balcony that looks out to the front aspect.

## Kitchen

9'10" x 7'9" (3.01 x 2.38)

A range of base and wall units with a stainless steel sink and drainer looking out of the side aspect window, integrated appliances include fridge freezer and a built-in oven and hob with further space for a washing machine.

## Bedroom 1

13'6" x 11'11" (4.13 x 3.65)

Spacious double bedroom with an electric storage heater, laminate flooring and a window to the front aspect and a door into the en-suite.

## En-Suite Shower Room

9'0" x 4'11" (2.75 x 1.50)

Three piece suite comprising of a low level WC, pedestal wash hand basin and shower.

## Bedroom 2

13'6" x 7'4" (4.13 x 2.24)

Double bedroom with electric storage heater and window to the front aspect.

## Bathroom

6'10" x 5'11" (2.09 x 1.82)

A white three-piece suite briefly comprising of a low-level WC, wash hand basin, and bath.

## Parking

Private parking space and visitor spaces available.

## Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 230

Leasehold £172.11 service charge a quarter

Council Tax Banding; ROCHDALE COUNCIL BAND

A



## Road Map



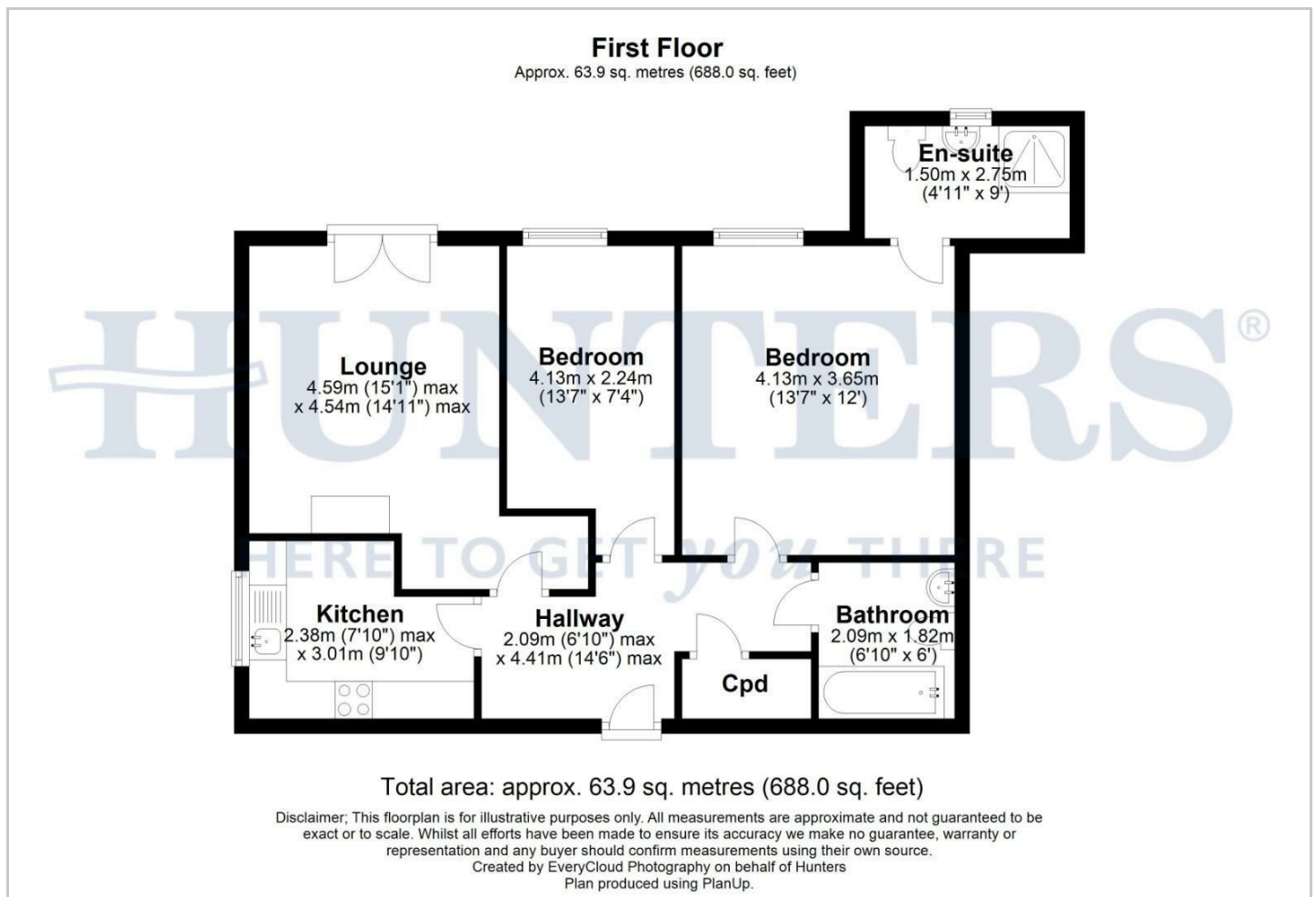
## Hybrid Map



## Terrain Map



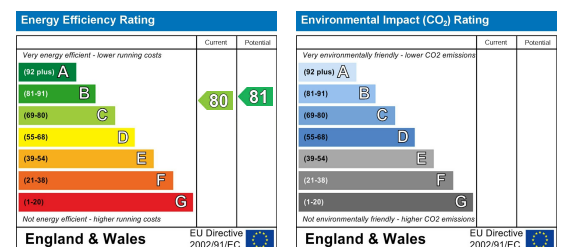
## Floor Plan



## 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 Efficiency Graph



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.