

Whiteles Road, , Littleborough, OL15 8DU

- TWO DOUBLE BEDROOMS
- CONVENIENT FOR LOCAL AMENITIES
- THREE PIECE BATHROOM SUITE
- COUNCIL TAX BAND A
- LEASEHOLD
- KITCHEN DINER
- WALKING DISTANCE TO LOCAL SCHOOLS AND SHOPS
- SOLD WITH NO CHAIN
- EPC D

£129,950



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DESCRIPTION

Located close to Littleborough Centre and local amenities including shops, schools and direct public transport links offers this two bedroom end terrace property. The property requires some modernisation but offers fantastic potential to create a lovely home. Comprising of living room and a fitted dining kitchen to the ground floor, leading to the first floor which offers two double bedrooms and a bathroom suite. Viewings are highly recommended and is offered with NO ONWARD chain.



Lounge

15'7" max x 15'2" max

Light and airy living room with a fire place set within the chimney breast and useful storage within the alcove. A window looks out to the front aspect.

Dining Kitchen

9'2" x 15'2"

A range of base and wall units with space for a dining table and window to the side aspect.

Landing

With access to the first floor rooms.

Bedroom 1

11'0" x 15'2" max

Spacious double bedroom with a built-in wardrobe and a window to the front aspect.

Bedroom 2

13'5" max x 11'11" max

Spacious second double bedroom with a window to the side aspect.

Bathroom

7'4" max 8'5"

Three piece white suite with a low level WC, pedestal wash hand basin and bath with an electrical shower over.

Material Information - Littleborough

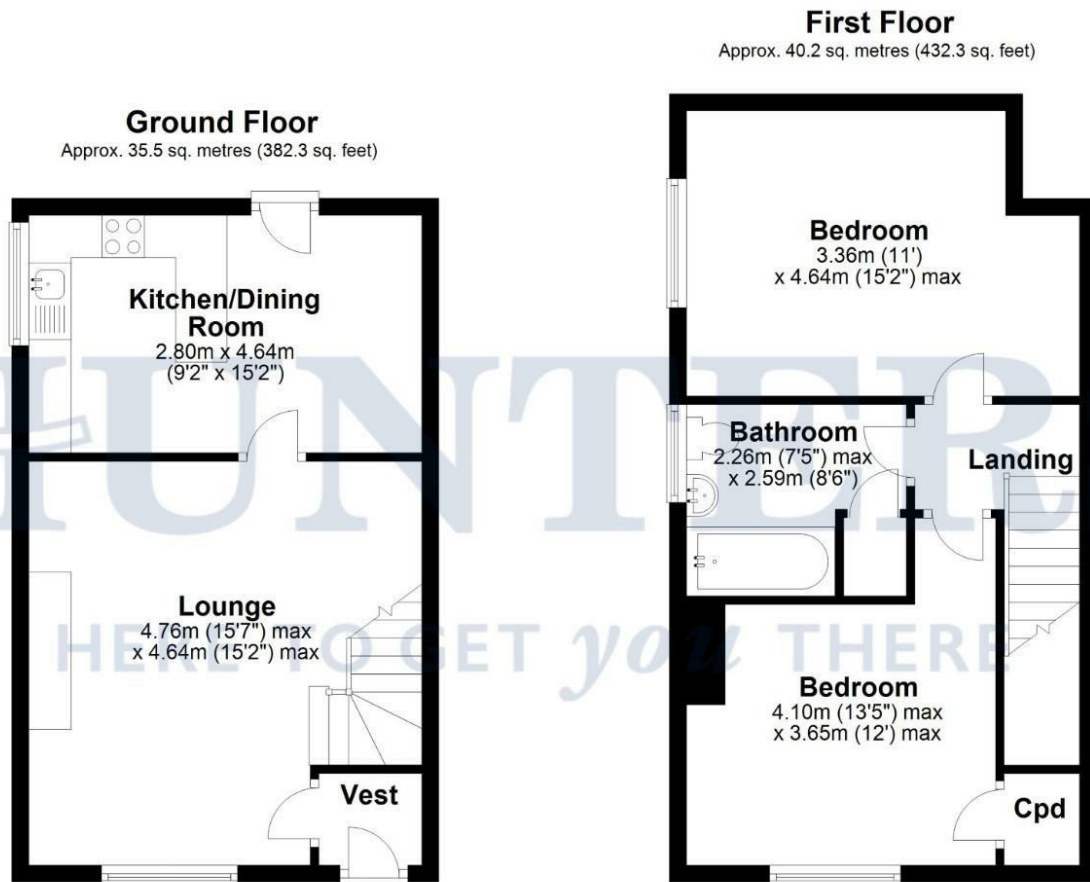
Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 832

Leasehold Annual Ground Rent Amount £3.15s.0d

Council Tax Banding; Rochdale Council Band A





Ground Floor
Approx. 35.5 sq. metres (382.3 sq. feet)

First Floor
Approx. 40.2 sq. metres (432.3 sq. feet)

Total area: approx. 75.7 sq. metres (814.6 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

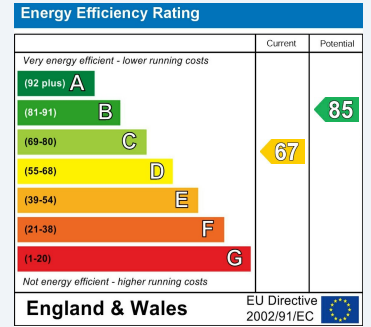
Please contact littleborough@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

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

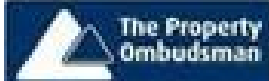
ENERGY PERFORMANCE CERTIFICATE

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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