



Hollingworth Court, Stubley Mill Road, Littleborough

- AVAILABLE 1ST AUGUST
- SECOND FLOOR APARTMENT
- TWO BATHROOMS
- IMMACULATELY PRESENTED, PART FURNISHED
- EPC RATING C
- FULLY FURNISHED 6 MONTH CONTRACT ONLY
- TWO BEDROOMS
- CLOSE TO LITTLEBOROUGH CENTRE
- ALLOCATED PARKING
- COUNCIL TAX BAND B

£800 Per Month



Hollingworth Court, Stubley Mill Road, Littleborough

6 MONTH LEASE ONLY, AVAILABLE FROM 1ST AUGUST 2024, PART FURNISHED. An immaculately presented modern apartment, on the doorstep of Littleborough village amenities and railway station. This sought after apartment complex is very well maintained and stands in attractive gardens with allocated parking for both owners and visitors. The accommodation briefly comprises entrance hall, large lounge with dining area and a Juliette balcony, kitchen, two bedrooms - master with en suite shower room and a bathroom.



Communal Entrance Hall, Stairs & Landing

As you enter the main building via an intercom system you can tell that the communal areas are well kept and maintained.

Apartment Entrance Hall

Located on the second floor, one of only two apartments on this floor. The front door leads into the entrance hall which offers useful storage space.

Lounge with Dining Area

15'3" x 14'3"

Light and bright attractive living room with dining area with a Juliette Balcony providing a pretty outlook, wall mounted electric fire.

Kitchen

9'11" x 5'9"

With a range of fitted base and wall units incorporating built in oven and hob, stainless steel sink unit, plumbing for automatic washing machine.

Master Bedroom

11'9" x 9'5"

Double spacious bedroom with a window to the front aspect and a wall mounted electric heater.

En Suite

8'1" x 3'10"

Fully tiled shower cubicle, pedestal basin, low suite WC and towel radiator.

Bedroom 2

12'5" x 7'6"

Double bedroom ideal as a guest room or would make a useful home office.

Bathroom

6'8" x 6'5"

White panelled bath, pedestal basin, low suite WC and towel radiator.

Parking

There is an allocated parking space for one car, with additional spaces for visitors.

Material Information - Littleborough

Rent: £800.00 PCM

Holding Deposit: £184.62

Deposit: £923.07

Council Tax Banding; ROCHDALE COUNCIL BAND B

6 MONTH LEASE ONLY

PART FURNISHED

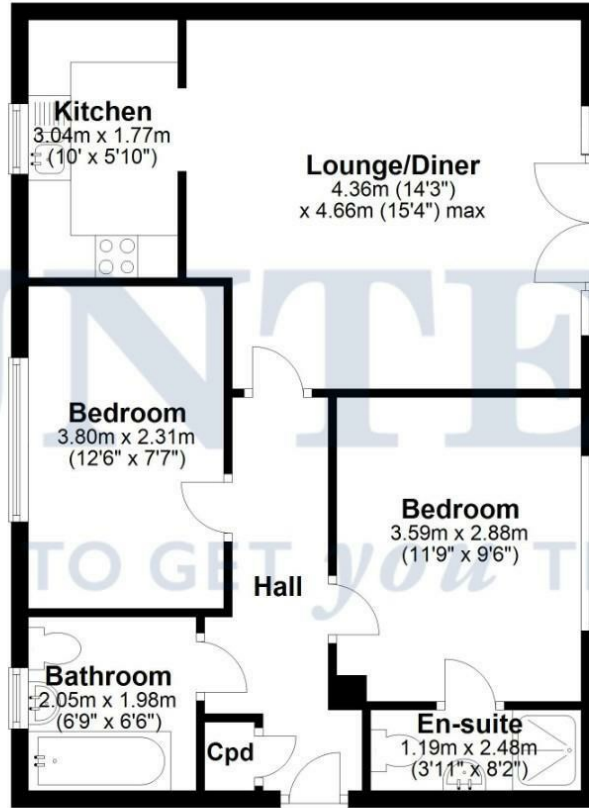


HUNTERS
HERE TO GET YOU THERE

HUNTERS
HERE TO GET YOU THERE

Second Floor

Approx. 59.4 sq. metres (639.0 sq. feet)



Total area: approx. 59.4 sq. metres (639.0 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

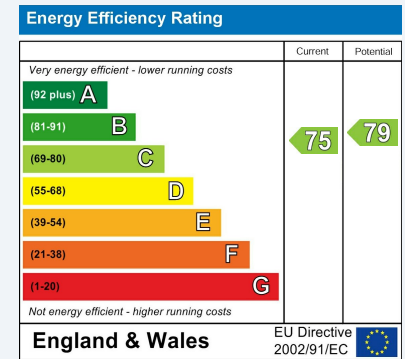
Please contact our Hunters Littleborough Office on 01706 390 500 if you wish to arrange a viewing appointment for this property or require further information.

85 Church Street, Littleborough, OL15 8AB
Tel: 01706 390 500 Email:
littleborough@hunters.com <https://www.hunters.com>



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.

HUNTERS®

HERE TO GET *you* THERE