

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Gwendoline Thomas Court, Stubley Mill Road, Littleborough, OL15 8HU

£169,950



- MODERN FIRST FLOOR DUPLEX APARTMENT
- TWO BATHROOMS
- WALKING DISTANCE TO LITTLEBOROUGH VILLAGE & TRAIN STATION
- PRIVATE PARKING
- COUNCIL TAX BAND B
- TWO DOUBLE BEDROOMS
- LARGE AND SPACIOUS OPEN PLAN LIVING TO THE SECOND FLOOR
- SMALL DEVELOPMENT OF ONLY FIVE UNITS
- EPC RATING C
- LEASEHOLD

Tel: 01706 390 500

# Gwendoline Thomas Court, Stubley Mill Road,

Littleborough, OL15 8HU

£169,950



A modern first floor duplex apartment within a sought after building, consisting of just five units in total. With an attractive and well maintained communal entrance and grounds, all within close proximity to Littleborough village centre and railway station providing direct access to both Manchester and Leeds city centres, along with other great local shops and transport links. Beautifully presented throughout, the accommodation briefly comprises of a welcoming entrance hall, a light and airy open plan lounge and dining kitchen to the second floor. To the first floor there are two double bedrooms, master with en-suite bathroom and a three piece bathroom suite. Externally, there is parking in the private residents' car park with communal grounds. Ideal for those looking to get on the property ladder or those looking to downsize. Call now to arrange your viewing.

## SECOND FLOOR

### OPEN PLAN LOUNGE AND DINING KITCHEN

29'7" x 15'5" (9.02 x 4.71)

An impressive light and bright open plan lounge dining kitchen located to the first floor, with windows to two sides. The kitchen area comprises of a range of wall and base units, stainless steel sink, electric hob, oven with over head extractor and an integrated fridge freezer and dishwasher. With space for a large dining room table and ample space for lounge furniture creating a fantastic entertaining space. With access to the loft which is ideal for additional storage.

## FIRST FLOOR

### ENTRANCE HALL

14'7" x 5'10" (4.46 x 1.80)

A welcoming entrance hallway with useful storage cupboard and stairs leading to the first floor.

### BEDROOM ONE

17'10" x 9'2" (5.44 x 2.81)

A spacious double bedroom with access to the en-suite bathroom.

### EN-SUITE BATHROOM

6'2" x 5'10" (1.90 x 1.80)

Fitted with a walk in shower cubicle, low level WC and vanity wash hand basin.

## BEDROOM TWO

11'5" x 9'2" (3.48 x 2.81)

A further spacious double bedroom.

## BATHROOM

8'0" x 5'10" (2.46 x 1.80)

A generous family bathroom suite comprising of a low level WC, wash hand basin and panelled bath.

## EXTERNAL AND PARKING

With well maintained communal gardens and off road parking is available in the private communal carpark.

### Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 986

Leasehold Annual Service Charge Amount £1000.00

Leasehold Ground Rent Amount: £100.00

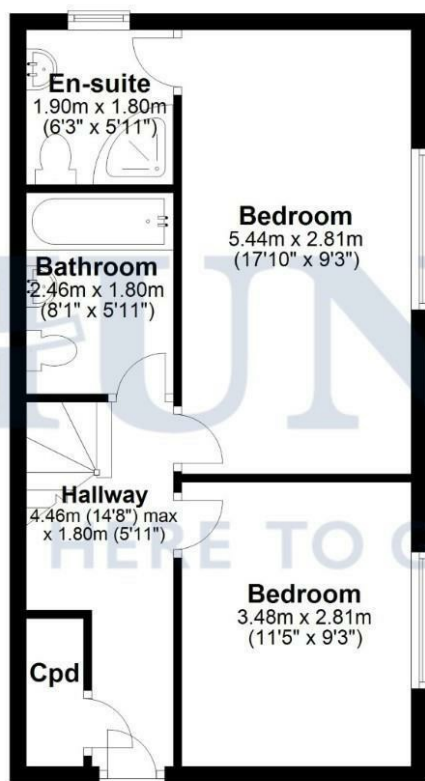
Council Tax Banding; ROCHDALE COUNCIL BAND B



## Floorplan

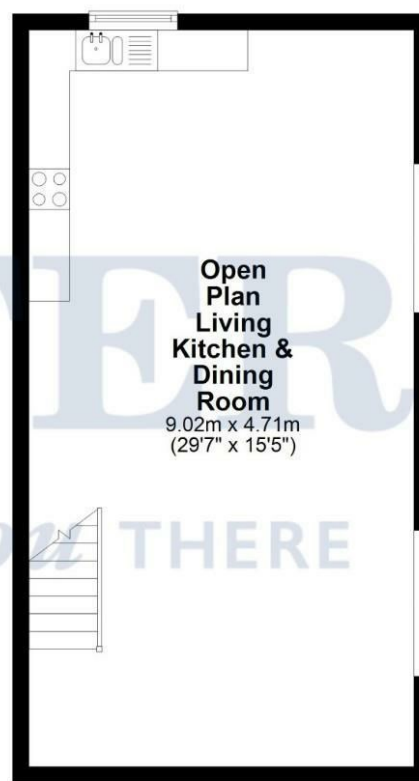
### First Floor

Approx. 42.5 sq. metres (456.9 sq. feet)



### Second Floor

Approx. 42.5 sq. metres (456.9 sq. feet)

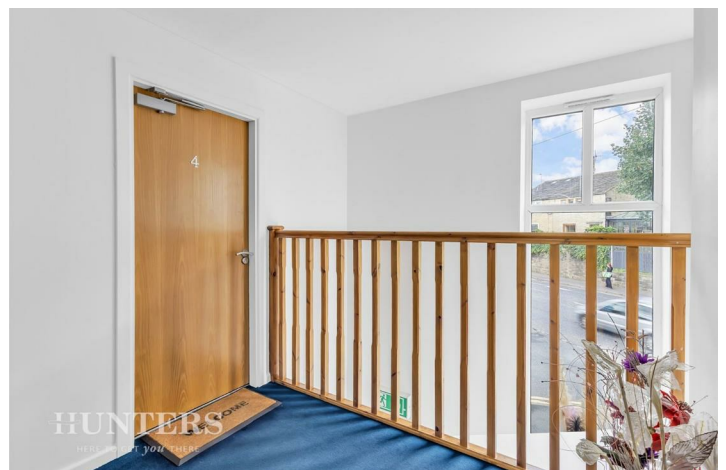


Total area: approx. 84.9 sq. metres (913.9 sq. feet)

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.

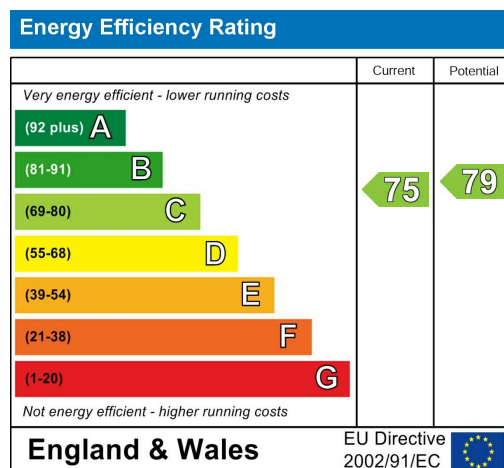








## Energy Efficiency Graph

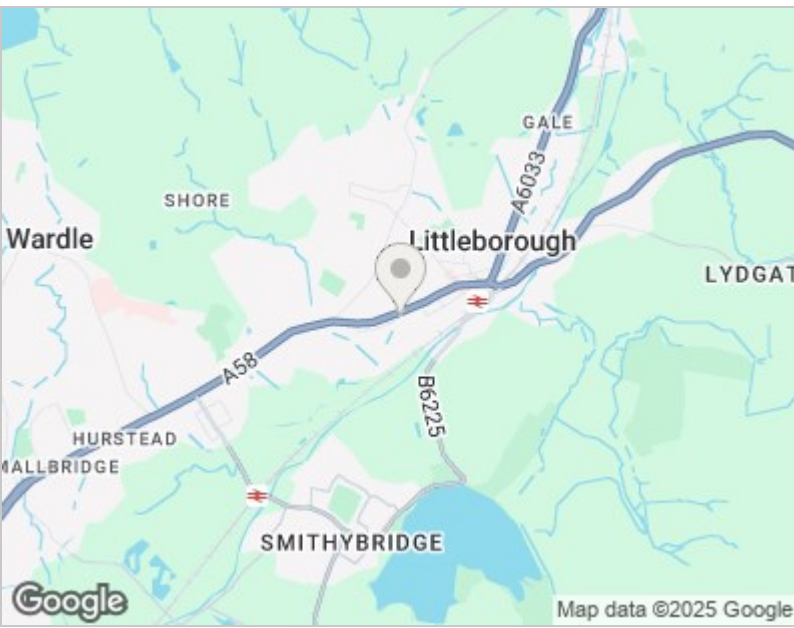


## Viewing

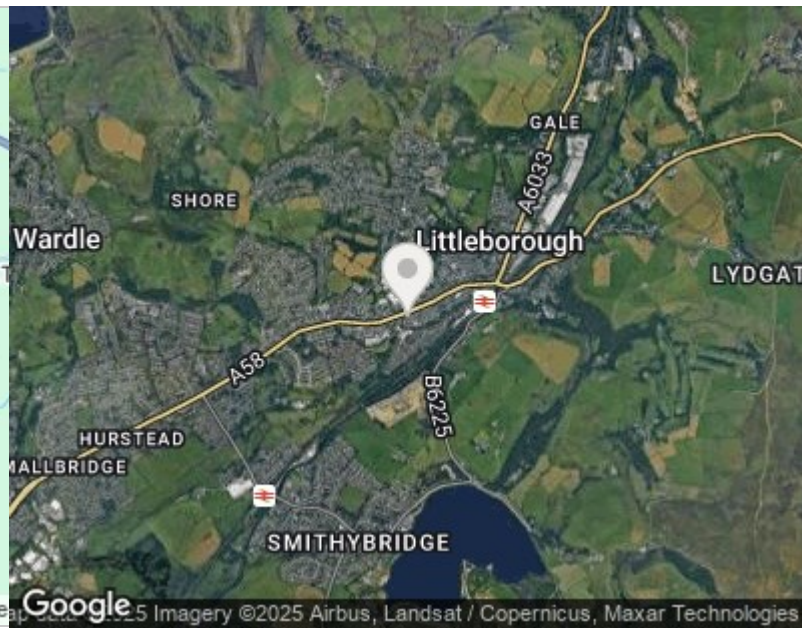
Please contact our Hunters Littleborough Office on 01706 390 500 if you wish to arrange a viewing appointment for this property or require further information.



Road Map



Hybrid Map





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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