



Oak Street

Littleborough, OL15 0HH

£190,000

- PICTURESQUE VIEWS OVER THE CANAL
- TWO BATHROOMS
- QUIET SEMI RURAL LOCATION WITH COUNTRYSIDE VIEWS AND WILDLIFE
- SOLD WITH NO ONWARD CHAIN
- LEASEHOLD



- THREE GENEROUS BEDROOMS
- ON THE DOORSTEP OF LITTLEBOROUGH VILLAGE AND RAILWAY STATION
- ENCLOSED PRIVATE GARDEN
- EPC RATING C
- COUNCIL TAX BAND A

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Hunters Estate Agents are delighted to be able to offer to the market this wonderful end terrace property, with its own garden and solar panels installed. Located within this enviable semi rural location of Eales, adjacent to open countryside and the canal views, which is ideal for walks to Hollingworth Lake, the Rochdale Canal towpath and access to the moors. Offering spacious accommodation which is set out over three levels, comprising of a lounge, kitchen, three bedrooms (two of which are large doubles) and two bathrooms. Situated on the doorstep of Littleborough village centre, and with a picturesque shortcut and local wildlife to enjoy over the canal to the train station, providing direct access to both Manchester and Leeds city centres. This property is highly recommended for an internal inspection and is sold with no onward chain.

Lounge

Upon entering the property the vestibule greets you and is a useful space before entering into the generous size lounge, with a feature multi fuel stove within the fireplace and a window that has a wonderful view over the garden and the canal beyond. Often llamas can be seen on the hill opposite and the occasional small herd of deer grazing near the river and trees.

Kitchen

Fitted with a range of wall and base units, stainless steel sink, with space for all appliances. Door access to the cellar and rear door and window.

Cellar

A good size cellar with space and plumbing for appliances with electrics.

First Floor Landing

Bedroom 2

A fabulous large double bedroom with such a wonderful enviable view to the front aspect. Useful large storage cupboard.

Bedroom 3

Good size third bedroom with a feature cast iron fire place and a window to the rear aspect and the canal to the side.

Bathroom

Situated to the rear of the property, fitted with a three piece bathroom suite comprising of a bath, low level WC, wash hand basin and a window to the rear.

Second Floor

Bedroom 1

A spacious master bedroom located on the second floor with two a sky light windows and a spacious cupboard into the eaves which also houses the boiler

En-Suite Wet Room

A three piece suite comprising of a WC, wash hand basin and walk in shower with a useful cupboard and sky light window.

Garden

The only house on this street benefiting from an enclosed garden which offers a fantastic space to be able to sit out and enjoy the view. Please note: The owners are in the process of buying this additional land so it is not currently on the Title Plan for the property, other than the original, small forecourt garden.

Material Information - Littleborough

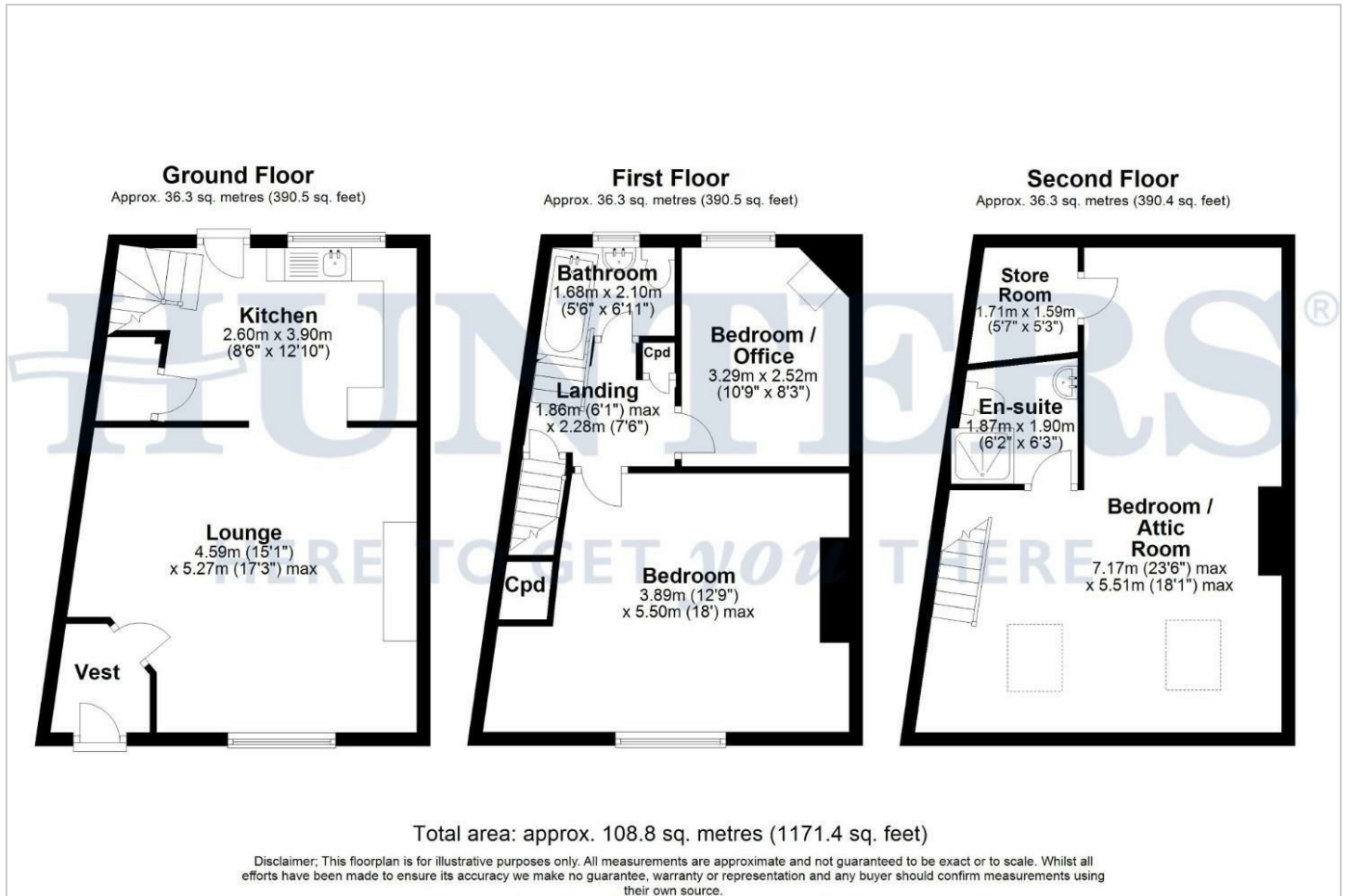
Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 861

Leasehold Annual Ground Rent Amount
£16.10s.0d

Council Tax Banding; ROCHDALE COUNCIL
BAND A

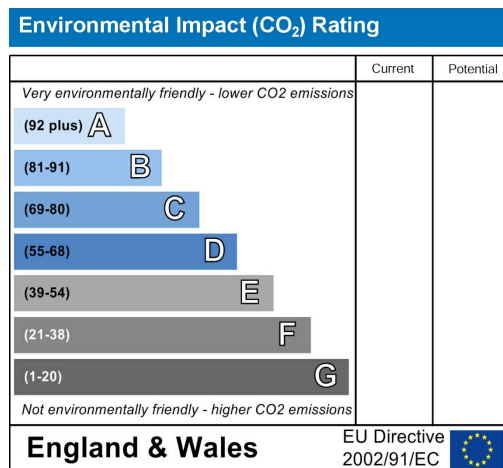
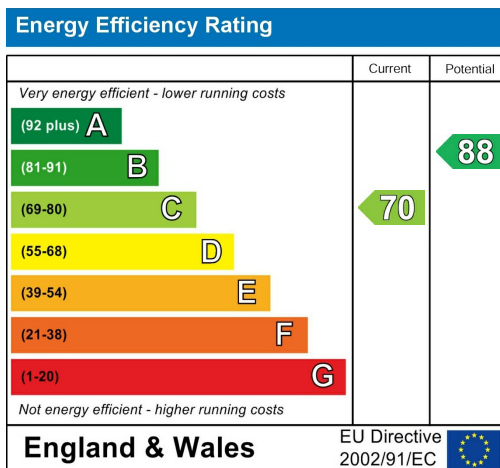
Floorplan







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.

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

