



James Street, Littleborough, OL15 8LT

- IN NEED OF SOME RENOVATION
- THREE BEDROOMS
- YARD TO THE REAR
- CONVENIENT TO LOCAL AMENITIES
- EPC RATING TBC
- IDEAL INVESTMENT PROPERTY
- LOUNGE AND KITCHEN
- SOLD WITH NO CHAIN
- COUNCIL TAX BAND A
- LEASEHOLD

Offers In Excess Of £120,000



James Street, Littleborough, OL15 8LT

DESCRIPTION

Hunters Estate Agents are delighted to offer to the market this great investment opportunity. Requiring some renovating this three bedroom end terrace is located conveniently to the local amenities that Littleborough village has to offer, including the main line train station for Leeds and Manchester. The property's accommodation briefly comprises lounge, newly installed kitchen, three bedrooms and a bathroom. Gas central heating via a 3 year old boiler. The interior is in need of updating which has been factored into the for sale price accordingly. Sold with no onward chain, call now to arrange a viewing.



Enclosed Porch

Useful front porch.

Lounge

14'2" x 14'10"

Light and airy reception room with a window to the front aspect.

Kitchen

10'0" x 12'0"

Installed 18 months ago, range of base and wall units with a built-in oven and space and plumbing for a washing machine and fridge freezer. Stairs lead to the first floor and a window and door look out over the rear.

Landing

Bedroom 1

13'3" x 11'10" max

Front aspect bedroom.

Bedroom 2

10'11" x 8'7"

Rear aspect bedroom.

Bedroom 3

10'3" x 5'10"

Side aspect window.

Bathroom

5'2" x 5'10"

Three piece suite with a low level WC, wash hand basin and bath with a window to the rear aspect.

External

Enclosed yard to the rear.

Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 827

Leasehold Annual Ground Rent Amount £1.50

Council Tax Banding; ROCHDALE COUNCIL BAND A



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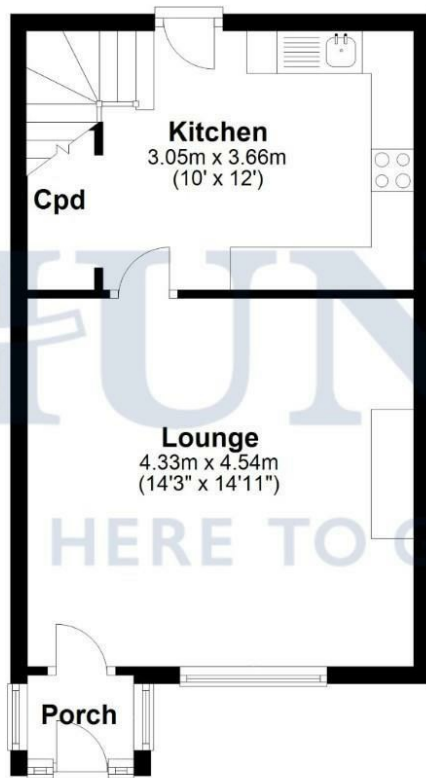
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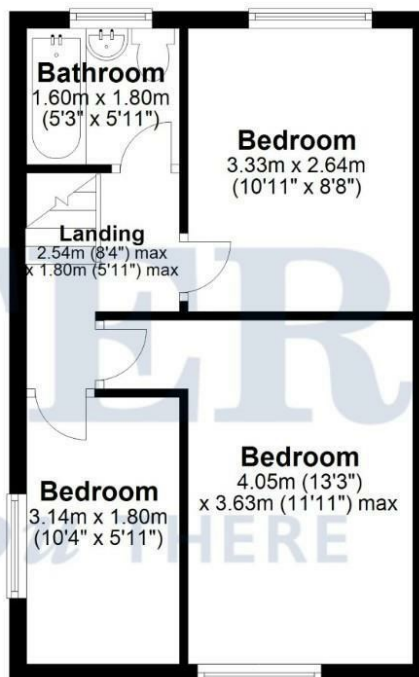
Ground Floor

Approx. 35.3 sq. metres (380.5 sq. feet)



First Floor

Approx. 34.0 sq. metres (365.9 sq. feet)



Total area: approx. 69.3 sq. metres (746.3 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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