

## Pioneer Street, , Littleborough, OL15 9BT

- TWO BEDROOM MID TERRACE
- CENTRAL VILLAGE LOCATION
- NEARBY PARK AND SCHOOLS
- BUY TO LET OPPORTUNITY
- LEASEHOLD
- SPACIOUS LOUNGE
- WALKING DISTANCE TO LOCAL TRAIN STATION
- IDEAL FOR FIRST TIME BUYERS
- COUNCIL TAX BAND A
- EPC RATING D

**£110,000**



# Pioneer Street, , Littleborough, OL15 9BT

## DESCRIPTION

Tucked away within this central Littleborough village location, Hunters are pleased to be able to offer to the market this affordable mid terrace property. Ideal for a buy to let investment or first time buyer. Briefly comprising of a light and airy spacious living room, kitchen, two bedrooms and a three piece bathroom. The property is gas centrally heated and double glazed throughout. Within a few minutes walk all the local communities can be accessed including primary schools, the mainline train station, shops, cafes and the park. Sold with no chain, a viewing is highly recommended.

### Lounge

14'11" x 14'0"

A light and airy room with a window to the front aspect and plenty of space for furniture.

### Kitchen

15'5" x 6'9"

A range of base and wall units with a built-in oven and hob, space for appliances with a sink and drainer set at the window that looks over the rear aspect. Stairs lead to the first floor.

### Landing

### Bedroom 1

14'11" x 10'7"

Spacious double bedroom with a window to the front aspect.

### Bedroom 2

12'2" x 6'9"

Single bedroom with a rear aspect window.

### Bathroom

14'11" x 4'1"

Three-piece suite briefing comprising of a low-level WC, pedestal wash hand basin, bath with a shower over.

### Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 843

Leasehold Annual Ground Rent

Amount £1

Council Tax Banding; ROCHDALE  
COUNCIL BAND A





## Ground Floor

Approx. 29.5 sq. metres (317.6 sq. feet)



## First Floor

Approx. 29.9 sq. metres (321.7 sq. feet)



Total area: approx. 59.4 sq. metres (639.3 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

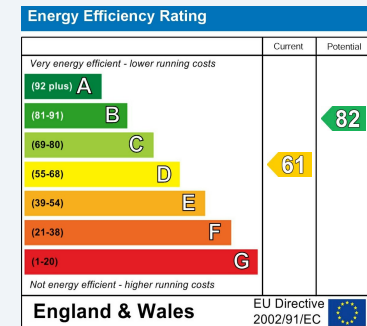
Please contact [littleborough@hunters.com](mailto:littleborough@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.

