



Mill Fold Gardens, Littleborough, OL15 8SA

- TWO BEDROOM FIRST FLOOR APARTMENT
- SHORT DISTANCE FROM LITTLEBOROUGH VILLAGE
- ALLOCATED PARKING
- EPC RATING B
- LEASEHOLD
- SOUGHT AFTER DEVELOPMENT WITH OPEN VIEWS
- OPEN PLAN LOUNGE AND KITCHEN
- COMMUNAL GARDENS
- COUNCIL TAX BAND B

£165,000



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DESCRIPTION

Situated in a sought after development, a short distance from Littleborough village and all its local amenities, including shops, schools and train station, providing direct access to both Manchester and Leeds city centres, offers this two bedroom, modern apartment. Located on the first floor of the development, enjoying open views, this property comprises of a welcoming communal entrance, an open plan kitchen and lounge, two bedrooms and a spacious bathroom suite. Externally, this property is surrounded with well maintained communal gardens and offers private allocated parking and further visitor parking.



Communal Entrance

A welcoming communal entrance hall with stair access leading to the apartment.

Entrance Hall

With access to all rooms and storage cupboard, ideal for hanging coats and storing shoes.

Open Plan Living Kitchen

12'0" x 6'2" (kitchen) 12'0" x 15'8" (lounge)

A fantastic open plan lounge and kitchen, with French patio doors and a Juliette balcony enjoying open views. The kitchen comprises of a range of wall and base units, stainless steel sink, electric oven, gas hob with over head extractor, plumbing for a washing machine and an integrated fridge freezer. The wall mounted combi boiler can also be located in the kitchen.

Bedroom 1

9'0" x 13'10" max

A spacious double bedroom with window enjoying countryside views.

Bedroom 2

6'4" x 12'0"

Second bedroom which would make an ideal home office or bedroom, enjoying open views.

Bathroom

8'11" x 6'2"

A spacious partly tiled bathroom suite, comprising of a low level WC, wash hand basin and bath with an electric shower over.

External & Parking

Boasting well maintained communal gardens throughout the development and private allocated parking, further visitor parking can also be found in the carpark.

Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 977

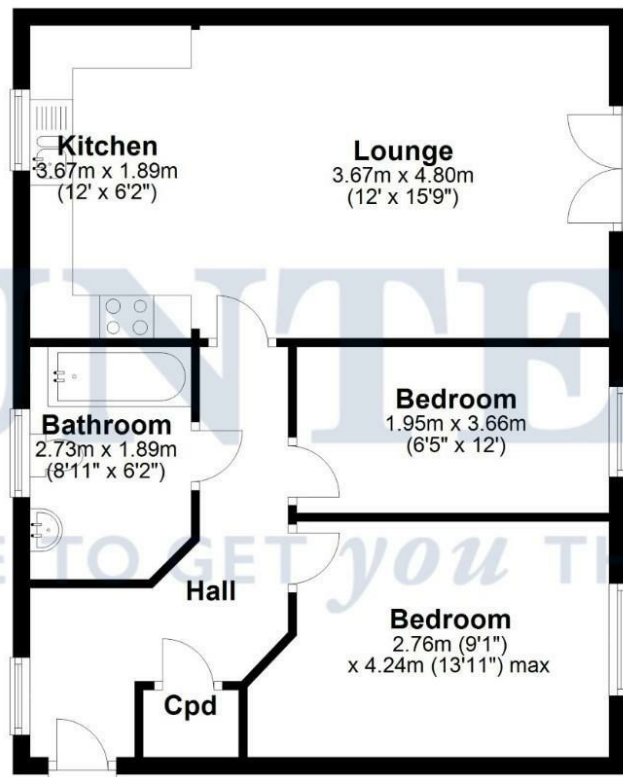
Leasehold Annual Service Charge Amount: £960.00

Council Tax Banding; ROCHDALE COUNCIL BAND B



First Floor

Approx. 58.2 sq. metres (626.3 sq. feet)



Total area: approx. 58.2 sq. metres (626.3 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

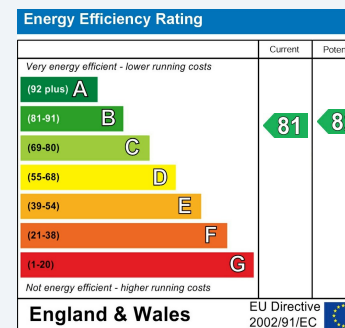
Please contact littleborough@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



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.

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