



## Featherstall Road, , Littleborough, OL15 8JJ

- WALKING DISTANCE TO LITTLEBOROUGH VILLAGE
- TWO RECEPTION ROOMS
- TWO BEDROOMS & BATHROOM
- CLOSE TO MAINLINE TRAIN STATION
- NO CHAIN
- DECEPTIVELY SPACIOUS
- NEW KITCHEN INSTALLED
- YARD TO REAR
- LEASEHOLD
- COUNCIL TAX BAND A/EPC RATING D

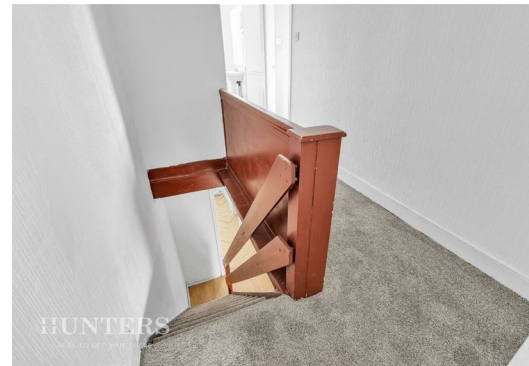
**£140,000**



# Featherstall Road, , Littleborough, OL15 8JJ - £140,000

## DESCRIPTION

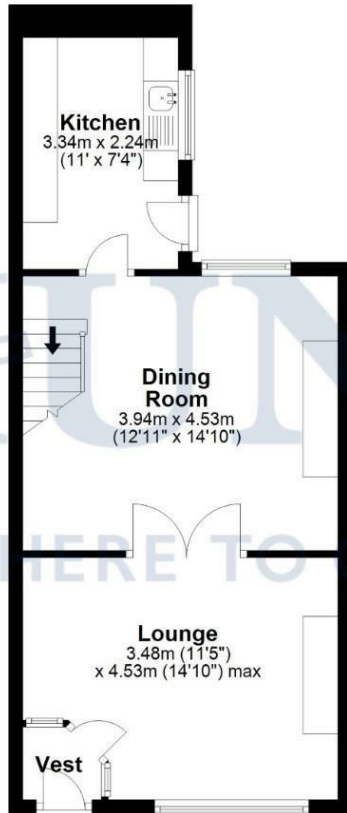
Deceptively spacious throughout, with two reception rooms and a newly installed kitchen. Hunters are pleased to be able to offer to the market this two bedroom terraced property. The location is convenient for all the local amenities that Littleborough has to offer including shops, schools, cafes and restaurants along with the mainline train station for Manchester and Leeds. Internally the property briefly comprises of a vestibule, lounge, dining room/second reception room and newly installed kitchen to the ground floor. The first floor has two double bedrooms and a family bathroom. Gas centrally heated and double glazed throughout. Outside, the house is set back off the road side with a small forecourt garden and an enclosed yard to the rear. Call now to arrange your viewing to fully appreciate the space this home has to offer. Sold with NO CHAIN.





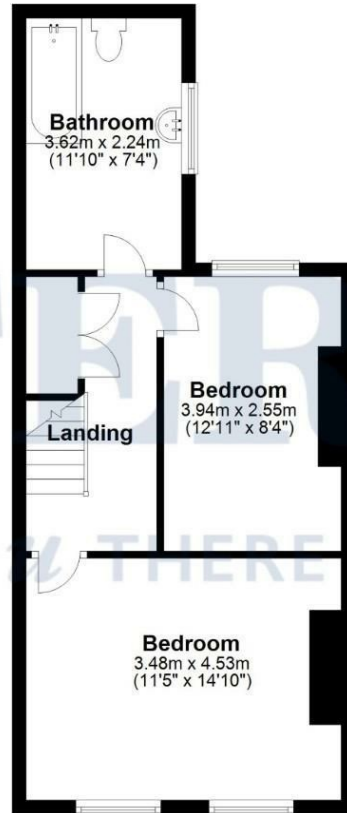
### Ground Floor

Approx. 42.3 sq. metres (455.7 sq. feet)



### First Floor

Approx. 42.4 sq. metres (456.1 sq. feet)



Total area: approx. 84.7 sq. metres (911.7 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

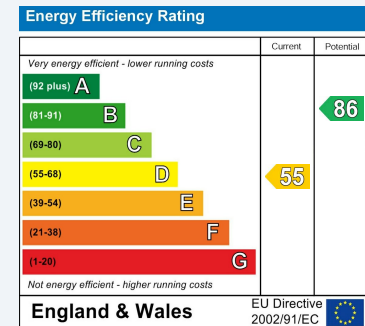
Please contact [littleborough@hunters.com](mailto:littleborough@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.

