



## Smith Street, Littleborough, Lancashire, OL15 9BX

- TWO BEDROOMS
- CENTRAL LITTLEBOROUGH LOCATION
- BEAUTIFULLY PRESENTED THROUGHOUT
- COUNCIL TAX BAND A
- FREEHOLD
- STONE BUILT END TERRACED PROPERTY
- WALKING DISTANCE TO ALL LOCAL AMENITIES INCLUDING SHOPS, SCHOOLS AND TRAIN STATION
- PRIVATE ENCLOSED GARDEN TO THE SIDE
- EPC RATING D

**Offers In Excess Of £150,000**





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## DESCRIPTION

Hunters Estate Agents are delighted to offer for sale this beautifully presented two bedroom stone end terraced property which includes a side garden. Situated in the heart of Littleborough centre close to all local amenities and the main line train station. The property benefits from gas central heating and double glazing and the accommodation comprises briefly of a welcoming lounge, fitted kitchen, cellar, two bedrooms and a modern recently installed bathroom. Externally there is a lovely side paved garden that is enclosed, and offers a lovely place to be able to sit out and enjoy. The property offers an ideal opportunity for a first time buyer or those looking to downsize. Viewings come highly recommended.



### Lounge/ Diner

14'11" x 13'6"

Welcoming and beautifully presented lounge with a gas fire within the chimney breast, creating a lovely focal point to the room, with a window to the front aspect.

### Kitchen

15'4" x 6'11"

Fitted with a range of base and eye level units with space for a cooker and fridge freezer with further space and plumbing for a washing machine. A window looks out to the rear aspect and stairs lead to the first floor.

### Landing

#### Bedroom 1

11'8" x 8'8"

Double bedroom which is neutrally decorated, with a double glazed window to the front aspect.

#### Bedroom 2

12'6" x 6'11"

Single bedroom with a rear aspect window.

#### Bathroom

11'8" x 4'6"

Modern three piece suite with a low level WC, wash hand basin and bath with a shower over, heated towel rail and tiled floor and partly tiled walls.

#### External

To the side of the property offers a private enclosed paved garden, ideal for those wanting to sit out.

#### Material Information - Littleborough

Tenure Type; FREEHOLD

Council Tax Banding; ROCHDALE COUNCIL BAND A.

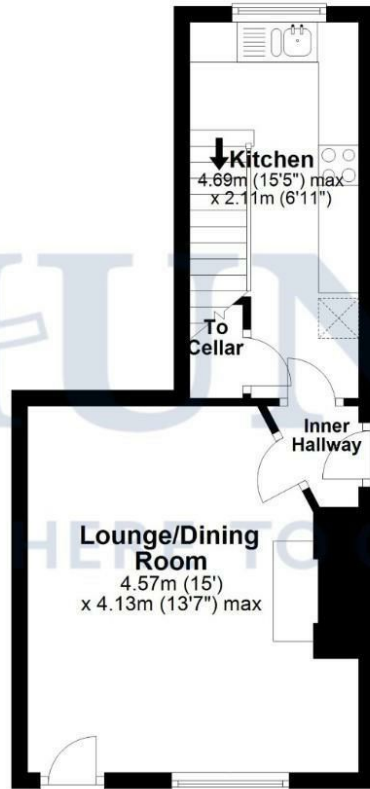






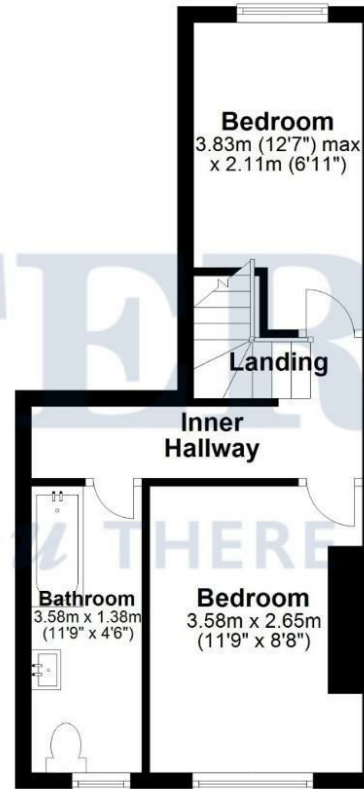
### Ground Floor

Approx. 28.8 sq. metres (309.9 sq. feet)



### First Floor

Approx. 29.0 sq. metres (312.1 sq. feet)



Total area: approx. 57.8 sq. metres (621.9 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

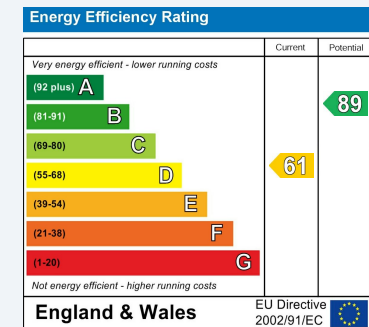
Please contact [littleborough@hunters.com](mailto:littleborough@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.



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