

# HUNTERS<sup>®</sup>

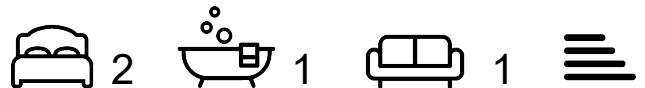
HERE TO GET *you* THERE



## Paul Row

Littleborough, OL15 9QG

£225,000



- GRADE II LISTED COTTAGE
- CHARACTER FILLED THROUGHOUT
- GARDEN AND OPEN VIEWS TO THE REAR
- SOLD WITH NO ONWARD CHAIN
- COUNCIL TAX BAND A
- TWO BEDROOMS
- HIGHLY DESIRABLE LOCATION
- USEFUL LOFT SPACE
- EPC RATING EXEMPT
- LEASEHOLD

Tel: 01706 390 500

# Paul Row

Littleborough, OL15 9QG

£225,000



Located close to open countryside, yet a short distance from Littleborough centre and all its local amenities, Hunters Estate Agents are thrilled to offer to the market this Grade II Listed cottage. Filled with character and charm throughout, this property briefly comprises of a spacious lounge and a quality fitted kitchen to the ground floor. The first floor offers two bedrooms and the house family bathroom suite. Externally, this property boasts a well maintained garden to the rear with a paved seating area and lawned garden(leased from Rochdale Council at £110 pa) with wonderful open countryside views. This property is offered with NO ONWARD chain and viewings are highly recommended.

### Lounge

13'9" x 15'3" (4.20 x 4.67)

A character filled and generous size lounge, boasting exposed beams, mullion windows and a gas multi fuel style fire creating a focal point to the room. Stairs leading to the first floor.

### Kitchen

6'9" x 11'11" (2.07 x 3.65)

A galley style fitted kitchen, comprising of a range of wall and base units, built in sink, electric oven, gas hob with over head extractor, space for a fridge freezer and plumbing for a washing machine. The kitchen also boasts a useful understairs storage cupboard which houses the combi boiler. Rear external door to the garden.

### Landing

With access to all first floor rooms.

### Attic space

A fantastic loft space, access via a ladder with power and fully boarded for storage.

### Bedroom one

13'2" x 9'8" (4.02 x 2.97)

Located to the front of the property, a spacious double bedroom with useful built in wardrobes.

### Bedroom two

13'2" x 5'3" (4.02 x 1.61)

A further bedroom to the front of the property, currently used as a home office.

### Bathroom

7'4" x 6'11" (2.24 x 2.12)

A fitted bathroom suite, comprising of a low level WC, wash hand basin, bath with over head shower and screen, and a radiator. A window to the rear of the property.

### Garden

To the rear offers a decking and paved seating area, leading to a lawned garden and metal garden shed (10ft x 8ft). Please note, the garden is leased via Rochdale Council at £110.00 per annum.

### Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 786

Leasehold Ground Rent Amount: £0.00

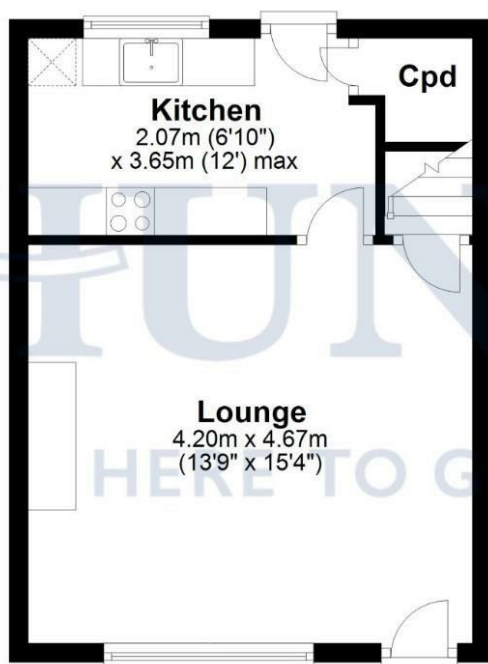
Council Tax Banding; ROCHDALE COUNCIL BAND A



# Floorplan

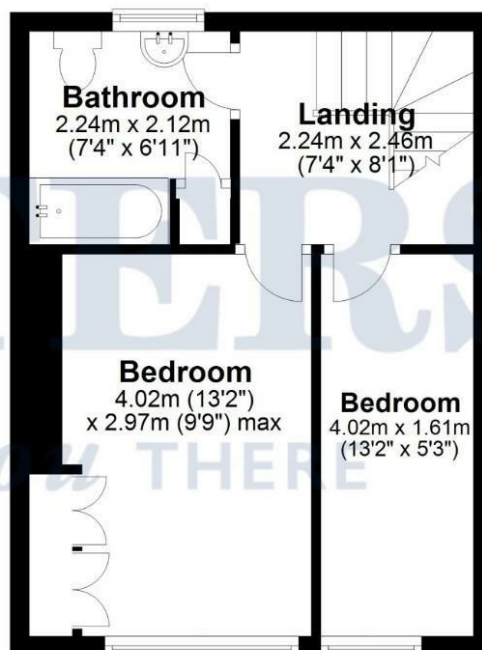
## Ground Floor

Approx. 29.8 sq. metres (320.3 sq. feet)



## First Floor

Approx. 29.8 sq. metres (320.3 sq. feet)



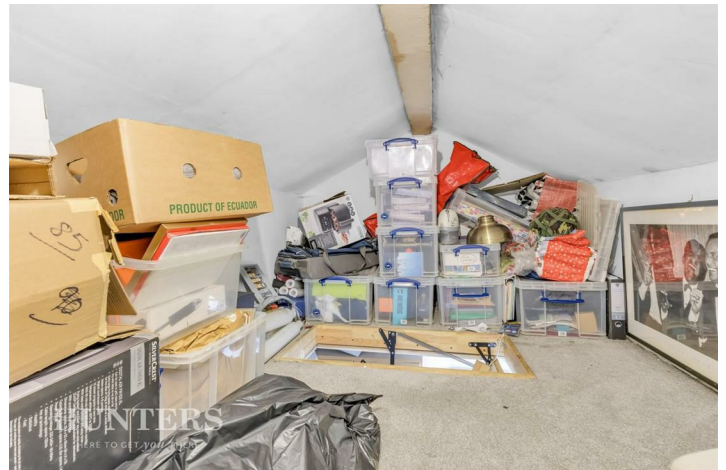
Total area: approx. 59.5 sq. metres (640.5 sq. feet)

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.











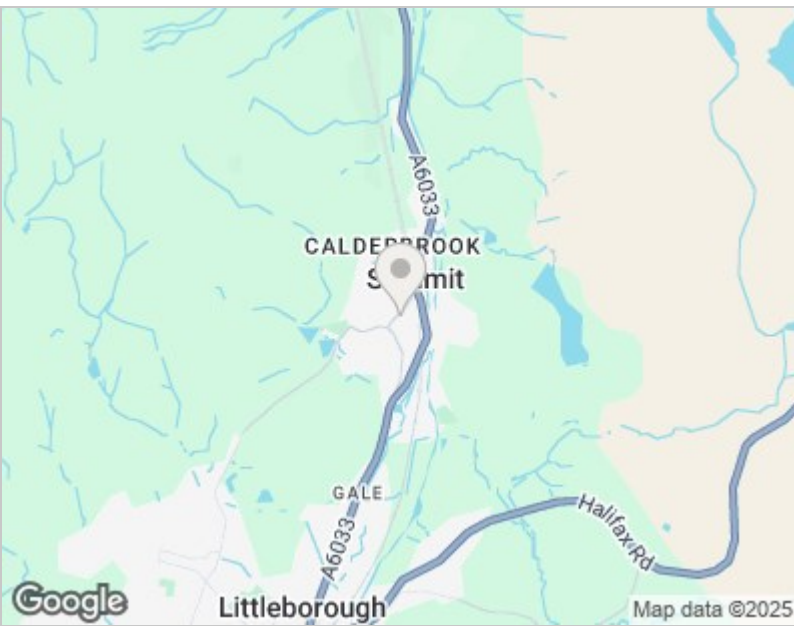
## Energy Efficiency Graph

## Viewing

Please contact our Hunters Littleborough Office on 01706 390 500 if you wish to arrange a viewing appointment for this property or require further information.



Road Map



Hybrid Map





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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