



## Leah Street, Littleborough, OL15 9BS

- GROUND FLOOR APARTMENT
- CENTRAL VILLAGE LOCATION
- TRAIN STATION WITHIN WALKING DISTANCE
- SOLD WITH NO ONWARD CHAIN
- COUNCIL TAX BAND B
- TWO DOUBLE BEDROOMS
- WALKING DISTANCE TO ALL AMENITIES
- OPEN PLAN LIVING KITCHEN DINER
- EPC RATING C
- LEASEHOLD

**£156,500**





# Leah Street, Littleborough, OL15 9BS

## DESCRIPTION

Located in the heart of Littleborough village within walking distance of local amenities including shops, schools and direct public transport links offers this sought after development of only 8 individual apartments, originally built as the Littleborough Co-op Dance Hall. Situated on the ground floor, this spacious apartment comprises of an large open plan living dining kitchen, two double bedrooms and a modern fitted bathroom suite. Hunters highly recommend a viewing to fully appreciate the design, charm and location this apartment has to offer, ideal for first time buyers or those looking to downsize. **SOLD WITH NO ONWARD CHAIN.**



### Communal Entrance

Entry code via the main Green door into this character hallway with a sweeping stairs case to the apartments above. The internal door on the ground floor leads through to this apartment.

### Open Plan Living Dining Kitchen

20'6" x 18'9"

High ceilings, light and airy spacious open plan room with two tall double glazed windows to the front aspect. The fitted kitchen has a range of base and eye level with complimentary work surfaces, splash back tiling and a sink & drainer. There is a built in electric hob, extractor and oven, with white good provided such as automatic washing machine, fridge and freezer. There is plenty of space for a dining table along with living room furniture.

### Bedroom 1

14'9" x 9'0"

A generous bedroom with feature high ceilings and large windows to the front aspect.

### Bedroom 2

12'0" x 9'6"

Second double bedroom with rear aspect windows and access to the bathroom.

### Bathroom

13'0" x 8'2"

Jack & Jill bathroom to the bedroom and living room with a rear facing double glazed frosted window and a three piece suite in white comprising comprising of a low level WC, vanity hand basin with storage and panel bath, shower & screen, part tiled walls and tiled floor.

### Parking

Externally the apartment has communal parking available to the rear plus on street parking to the front if needed.

### Material Information - Littleborough

Tenure Type; LEASEHOLD

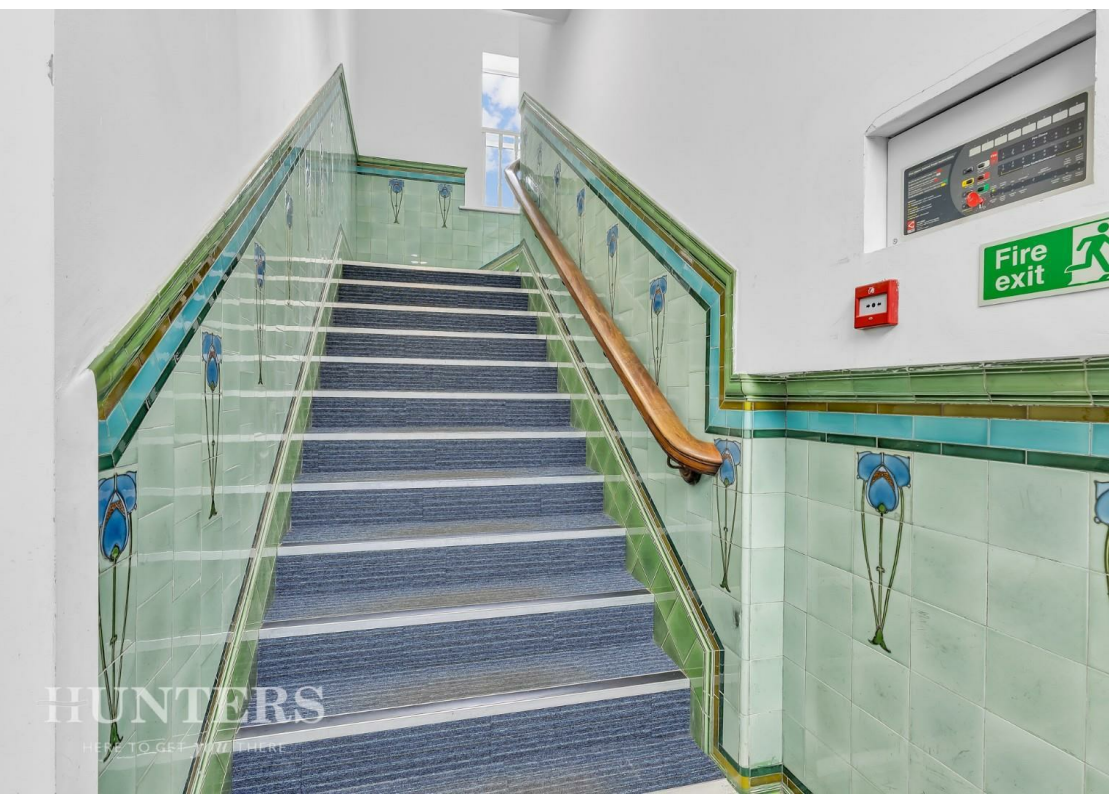
Leasehold Years remaining on lease; 994

Leasehold Annual Service Charge Amount £624.00

Leasehold Ground Rent Amount: Peppercorn rent

Council Tax Banding; ROCHDALE COUNCIL BAND B

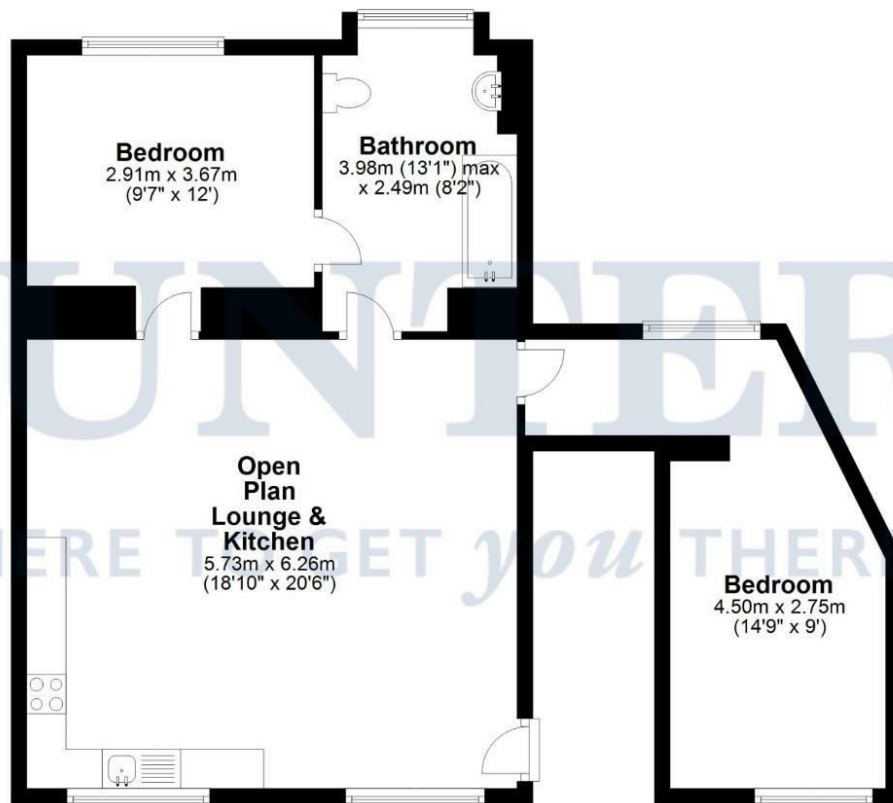






## Ground Floor

Approx. 75.5 sq. metres (812.2 sq. feet)



Total area: approx. 75.5 sq. metres (812.2 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.

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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.