

HUNTERS®

HERE TO GET *you* THERE



Todmorden Road

Littleborough, OL15 9EB

£190,000



- BEAUTIFULLY PRESENTED END STONE PROPERTY
- DINING KITCHEN
- WALKING DISTANCE TO LITTLEBOROUGH CENTRE
- VIEWING HIGHLY RECOMMENDED
- COUNCIL TAX BAND A

- THREE BEDROOMS
- ACCOMODATION OVER THREE LEVELS
- YARD TO REAR
- EPC RATING C
- LEASEHOLD

Tel: 01706 390 500

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Hunters Estate Agents are thrilled to offer to the market this beautifully presented end stone terraced property, located within walking distance of Littleborough village and all its local amenities including schools, shops and direct train links to both Manchester and Leeds city centres. Offering spacious living accommodation over three levels and tastefully decorated throughout, this property comprises of a generous sized lounge and dining kitchen to the ground floor. The first floor offers two double bedrooms and a four piece family bathroom suite. To the second floor boasts a fantastic large master bedroom with built-in eaves storage. Gas centrally heated via the boiler which was installed in 2022 and uPVC double glazed windows. Externally this property boasts a paved garden to the front and yard to the rear. Viewings are highly recommended to fully appreciate the space on offer and its convenient location.

Entrance Hall

With stairs accessing the first floor and a door to the lounge.

Lounge

14'9" x 13'5" (4.52 x 4.10)

A generous sized lounge, tastefully decorated with radiator and double glazed window to the front elevation.

Dining Kitchen

13'5" x 10'5" (4.10 x 3.18)

A dining kitchen, fitted with a range of wall and base units, stainless steel sink and integrated appliances including new fridge freezer and dishwasher. The recently installed combi-boiler can be located in the kitchen. The kitchen offers space for a dining table, built-in storage cupboard and French patio doors leading to the rear yard.

Landing

11'3" x 5'10" (3.44 x 1.79)

With access to all first floor rooms.

Bedroom 2

14'9" x 7'3" (4.52 x 2.21)

A double bedroom located to the front of the property with radiator and double glazed window.

Bedroom 3

10'5" x 7'3" (3.18 x 2.21)

The smallest of the three bedrooms located to the rear of the property with radiator and double glazed window.

Bathroom

10'5" x 5'10" (3.18 x 1.79)

A four piece family bathroom suite, comprising of a jacuzzi bath, shower, low level WC, wash hand basin and a heated chrome towel rail.

Bedroom 1

16'11" x 13'5" (5.17 x 4.10)

The spacious master bedroom can be located on the second floor with built-in eaves storage and two Velux windows to the rear elevation.

Outdoor Space

To the front offers a paved garden with wrought iron railings. To the rear offers a paved yard with stone wall and gate.

Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 873

Leasehold Ground Rent Amount: £1.50

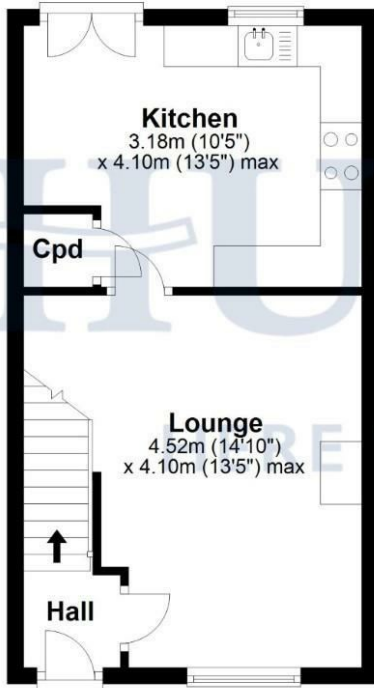
Council Tax Banding; Rochdale Council Band

A

Floorplan

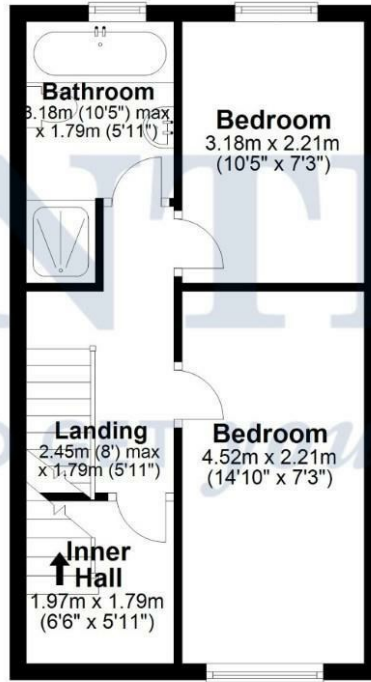
Ground Floor

Approx. 32.0 sq. metres (344.3 sq. feet)



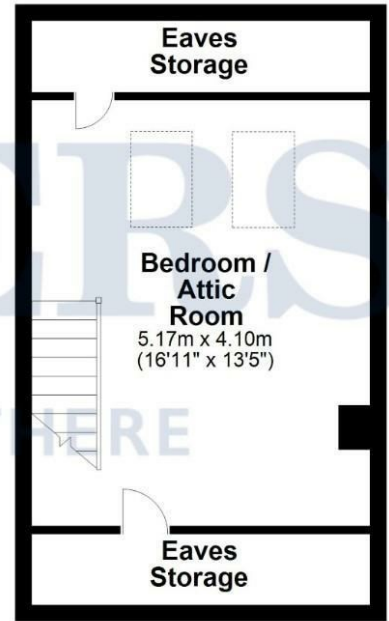
First Floor

Approx. 32.0 sq. metres (344.3 sq. feet)



Second Floor

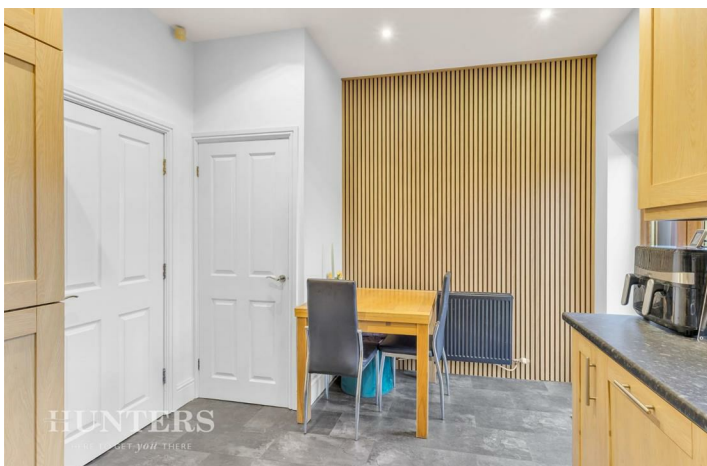
Approx. 29.1 sq. metres (313.1 sq. feet)

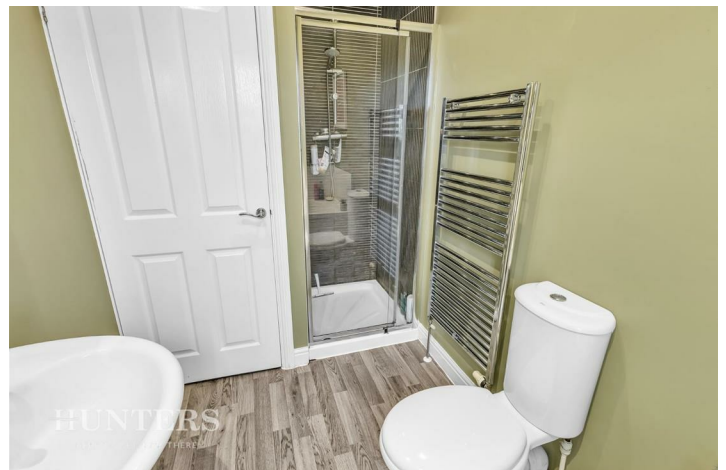


Total area: approx. 93.1 sq. metres (1001.6 sq. feet)

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.

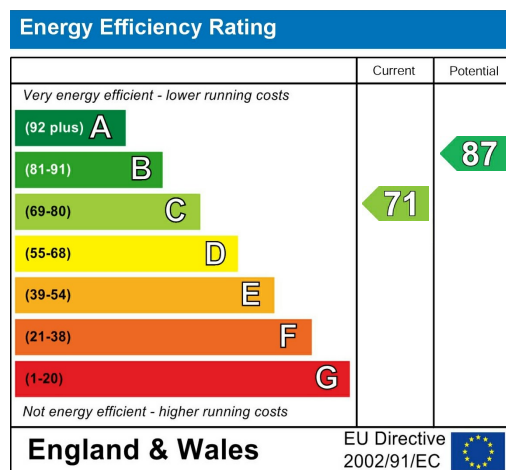
Created by EveryCloud Photography on behalf of Hunters Littleborough
Plan produced using PlanUp.







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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