



Louise Street, Smallbridge, OL12 9RT

- MID TERRACED PROPERTY
- AN IDEAL FIRST TIME BUY OR INVESTMENT
- YARD TO REAR
- EPC RATING C
- LEASEHOLD
- TWO BEDROOMS
- CLOSE TO LOCAL AMENITIES
- NO ONWARD CHAIN
- COUNCIL TAX BAND A

£115,000



Louise Street, Smallbridge, OL12 9RT

DESCRIPTION

Located within easy access to local amenities including shops, schools and direct public transport links offers this two bedroom, mid terraced property. An ideal first time buy or investment property comprising of a spacious lounge with vestibule, a fitted kitchen with access to the cellar, two bedrooms and the house bathroom suite. Externally there is an enclosed yard to the rear and street parking to the front. NO ONWARD CHAIN.



LOUNGE

14'9" x 14'4"

a spacious lounge with vestibule and feature fireplace.

KITCHEN

14'4" x 7'5"

fitted with a range of wall and base units, sink, space for a slot-in cooker and plumbing for a washing machine. Access to the cellar can be located in the kitchen via a stone staircase.

CELLAR 1

8'1" x 7'0"

Accessed via a stone staircase.

CELLAR 2

7'0" x 5'10"

LANDING

with access to the first floor rooms.

BEDROOM 1

14'4" x 9'10"

a large double bedroom located to the front of the property.

BEDROOM 2

11'7" x 7'5"

a second bedroom located to the rear of the property where the boiler can be located.

BATHROOM

11'2" x 4'6"

a fitted bathroom suite comprising a fitted corner bath, low level WC and wash hand basin.

EXTERNAL

to the rear offers a small enclosed yard. Street parking can be found at the front of the property.

Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 845

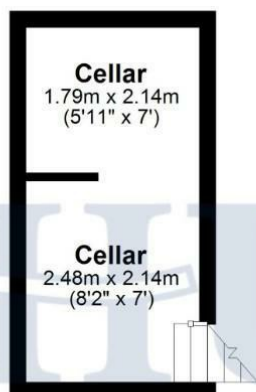
Leasehold Ground Rent Amount: £1.10s.0d

Council Tax Banding; Rochdale Council Band A



Basement

Approx. 9.4 sq. metres (100.8 sq. feet)



Ground Floor

Approx. 29.9 sq. metres (322.3 sq. feet)



First Floor

Approx. 29.9 sq. metres (322.3 sq. feet)



Total area: approx. 69.2 sq. metres (745.4 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

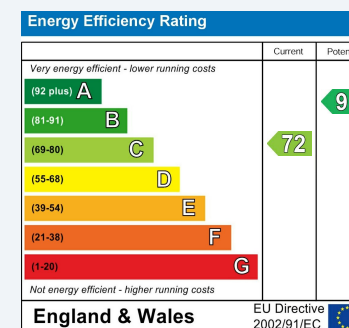
Please contact littleborough@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.