



22 Queen Street, Littleborough

- DECEPTIVELY SPACIOUS & CHARACTERFUL
- BEAUTIFULLY PRESENTED
- SPACIOUS LOUNGE
- TWO BATHROOMS
- COUNCIL TAX BAND B
- FOUR BEDROOM TERRACE
- PRETTY GARDEN
- NEWLY FITTED KITCHEN
- EPC RATING D
- LEASEHOLD

£185,000

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HERE TO GET *you* THERE

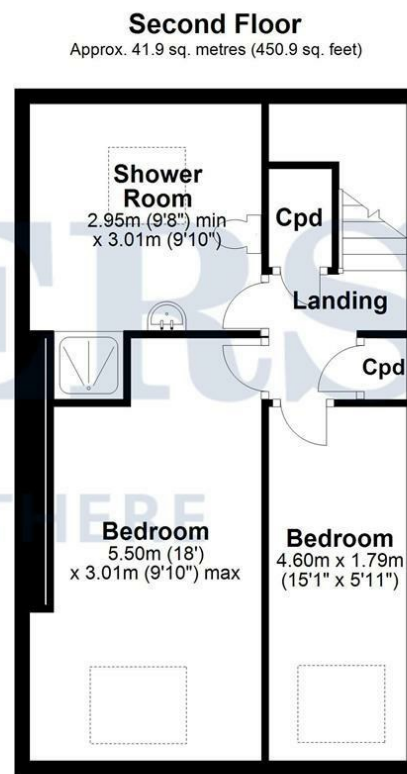
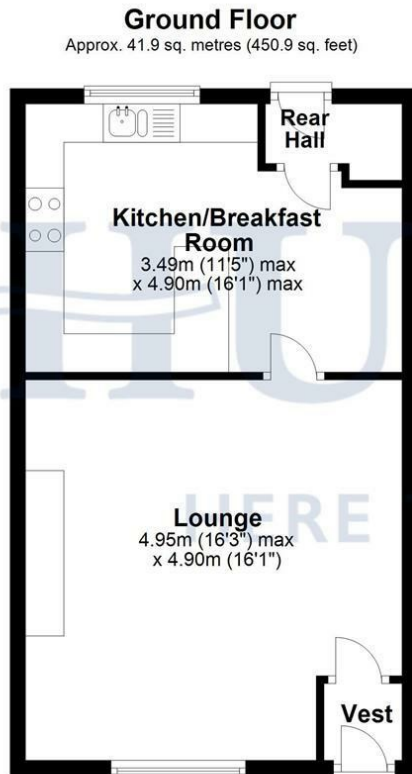
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DESCRIPTION

A deceptively spacious terraced property that has a pretty exterior and offers an abundance of living accommodation set out over three floors, located in this sought-after area providing walking distance to all the local amenities that the village has to offer including the mainline train station for Leeds and Manchester. As soon as you enter the property, the charming and spacious lounge with its feature fireplace welcomes you into the home and sets the tone for more beautifully presented and well thought out accommodation, which briefly comprises of a newly installed kitchen which looks out over the rear garden, two double bedrooms, master benefitting from a walk in wardrobe and family bathroom to the first floor, along with two further generous bedrooms and a shower room to the second floor. With storage around every corner, which we all know is hard to find and a pleasant garden to the rear. Fully double glazed and gas centrally heated. Call now to arrange your viewing to appreciate the space that is on offer.







Total area: approx. 125.7 sq. metres (1352.6 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
Plan produced using PlanUp.

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.



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		86
(81-91) B		
(69-80) C		
(55-68) D	64	
(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.

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