



## Mill Fold Gardens, Littleborough, Lancashire, OL15 8SA

- GROUND FLOOR APARTMENT
- HIGHLY SOUGHT AFTER DEVELOPMENT
- COMMUNAL GARDENS
- AN IDEAL FIRST TIME BUY OR FOR SOMEONE LOOKING TO DOWNSIZE
- LEASEHOLD
- TWO DOUBLE BEDROOMS
- CLOSE TO LITTLEBOROUGH VILLAGE
- ALLOCATED PARKING
- EPC RATING C
- COUNCIL TAX BAND B

**£175,000**



# Mill Fold Gardens, Littleborough, Lancashire, OL15 8SA

## DESCRIPTION

Hunters Estate Agents are thrilled to offer to the market this light and airy two bedroom, ground floor apartment. Situated on a highly sought after development, close to local amenities including shops and direct public transport links. Finished to a modern standard throughout, this property can be accessed either through the communal hallway or via the patio doors into the open plan lounge and kitchen. There is also a fitted bathroom and two double bedrooms. Externally this property offers allocated parking for one car and access to the well maintained communal gardens. Viewings are highly recommended to fully appreciate the quality and setting of this lovely home.



### Communal Entrance

Accessed via an intercom secure entrance.

### Entrance Hall

Welcoming hallway with access to all rooms, and a useful storage cupboard where the water tank can be located.

### Lounge & Kitchen

12'0" x 21'11"

Beautifully presented open plan kitchen and lounge, fitted with a range of wall and base units, stainless steel sink, gas hob with over the head extractor fan, integrated fridge freezer and plumbing for a washing machine. The lounge boasts patio doors leading to a paved seating area, flooding the room with plenty of natural light.

### Bedroom 1

9'1" x 13'11"

A spacious double bedroom with window to the front aspect.

### Bedroom 2

6'5" x 12'0"

A further double bedroom with window to the front aspect.

### Bathroom

6'2" x 8'11"

Fitted with a panelled bath, low level WC, wash hand basin and heated towel rail.

### Communal Gardens

Externally this property boasts well maintained communal gardens.

### Parking

Allocated parking for one car, plus additional visitor spaces.

### Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 976

Leasehold Annual Service Charge Amount £960.00

Leasehold Ground Rent Amount: Included in the service charge

Council Tax Banding; ROCHDALE COUNCIL BAND B



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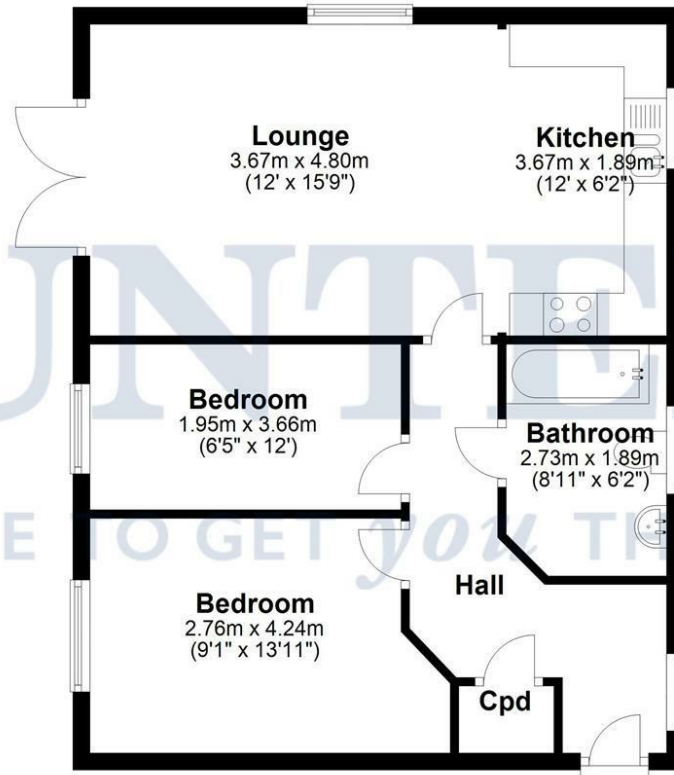
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## Ground Floor

Approx. 58.2 sq. metres (626.3 sq. feet)



Total area: approx. 58.2 sq. metres (626.3 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.

### Viewings

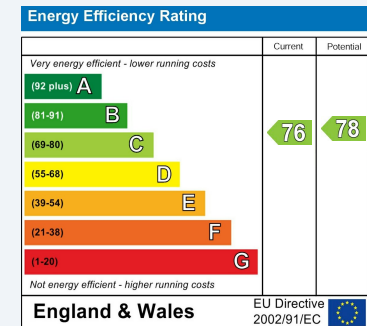
Please contact [littleborough@hunters.com](mailto:littleborough@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.



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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