

HUNTERS[®]

HERE TO GET *you* THERE



Railway Street

Littleborough, OL15 8AG

£220,000



- DRIVEWAY AND DETACHED GARAGE INCLUDED
- SET OVER THREE FLOORS
- REAR ENCLOSED GARDEN WITH HOME OFFICE
- NO CHAIN
- COUNCIL TAX BAND A

- WELL PRESENTED MID TERRACE PROPERTY
- OFFERING SPACIOUS ACCOMMODATION
- LOCATED WITHIN MOMENTS WALK OF TRAIN STATION AND VILLAGE CENTRE
- LEASEHOLD
- EPC RATING D

Tel: 01706 390 500

Railway Street

Littleborough, OL15 8AG

£220,000



Hunters are thrilled to offer to the market this well presented three bedroom terrace, which is spread over three floors, offering a comfortable and spacious living environment. The ground floor features a bright and welcoming lounge, a modern kitchen, and a conservatory that opens to the rear garden. On the first floor, you'll find two good-sized bedrooms and a modern family bathroom. The second floor boasts a fabulous, large master bedroom, providing a private and peaceful retreat. The property's main benefits includes an enclosed rear garden that has a stand alone home office, a driveway, and a garage with an extra large storage shed—features that are rare for a property of this type. Tucked-away on this no-through road, the home is just a few minutes' walk from the mainline train station and the village centre, a truly desirable property and location, call now to arrange a viewing. NO CHAIN.

Lounge

14'10" x 13'4" (4.53 x 4.07)

This spacious lounge features a charming fireplace with an elegant surround, though please note the gas fire is currently not operational. The room enjoys a pleasant front aspect with a large window, allowing for ample natural light. Additionally, there is a front door leading directly into the lounge, with an internal door providing access to the kitchen.

Kitchen

13'4" x 9'6" (4.07 x 2.91)

The kitchen is fitted with a range of base and wall units, offering ample storage space, (some covering the historic access to the coal chute below). It comes equipped with an integrated dishwasher, washing machine, built-in oven, and a gas hob. There is also additional space for a tumble dryer. A staircase leads to the first floor, while a door provides access to the conservatory, offering a seamless connection to the rest of the home.

Conservatory

9'2" x 8'2" (2.80 x 2.51)

Currently used as an occasional dining area, the conservatory is a bright and airy space that overlooks the rear garden, providing a peaceful spot to enjoy meals or relax while taking in the views of the outdoors.

First Floor Landing

6'11" x 6'9" (2.13 x 2.08)

Bedroom 2

13'4" x 11'5" (4.07 x 3.49)

A spacious double bedroom featuring a large window that offers a pleasant view of the front aspect, providing plenty of natural light and a comfortable space for relaxation.

Bedroom 3

9'6" x 6'2" (2.91 x 1.89)

A single bedroom, ideal for a child's room, currently used as a home office. The room offers a pleasant view over the rear garden.

Bathroom

6'9" x 5'7" (2.08 x 1.72)

The bathroom features a three-piece suite, including a built-in wash hand basin, WC, and a bath with a shower over. The walls are fully tiled, and a heated towel rail.

Second Floor

Bedroom 1

23'2" x 13'4" (7.07 x 4.07)

Occupying the entire second floor, this large and spacious bedroom is flooded with natural light, thanks to the windows on both sides. The high ceilings further enhance the sense of space, creating a bright and airy atmosphere.

Garden & Home Office

The rear garden is fully enclosed and has been thoughtfully landscaped, featuring a paved patio and a raised decked seating area, offering a sunny spot perfect for relaxation. An added benefit is the outbuilding, which serves as a home office and is equipped with electricity, providing versatile additional space.

Garage & Parking

15'9" x 8'3" (4.82 x 2.52)

To the front, you'll find a rare driveway leading to a detached garage, with a large storage shed situated behind (although not on the deeds this has always been used by this property for many years)

Material Information - Littleborough

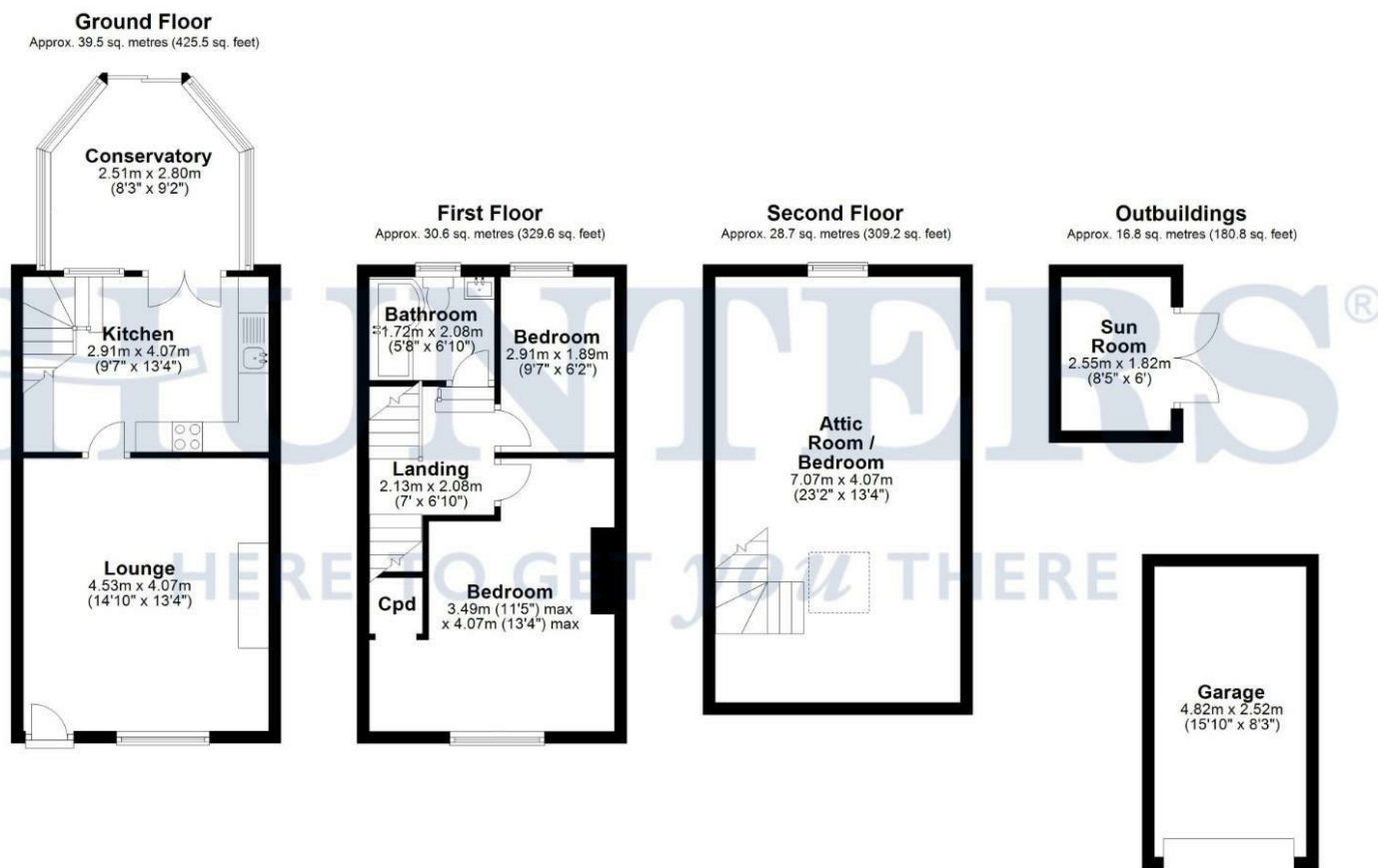
Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 866

Leasehold Annual Ground Rent Amount £3.10s.0d for the house, £10pa for the garage/drive, (Garden is Freehold)

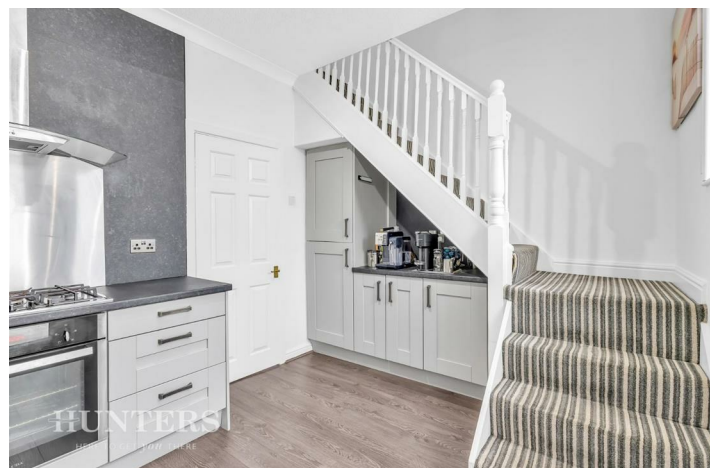
Council Tax Banding; ROCHDALE COUNCIL
BAND A

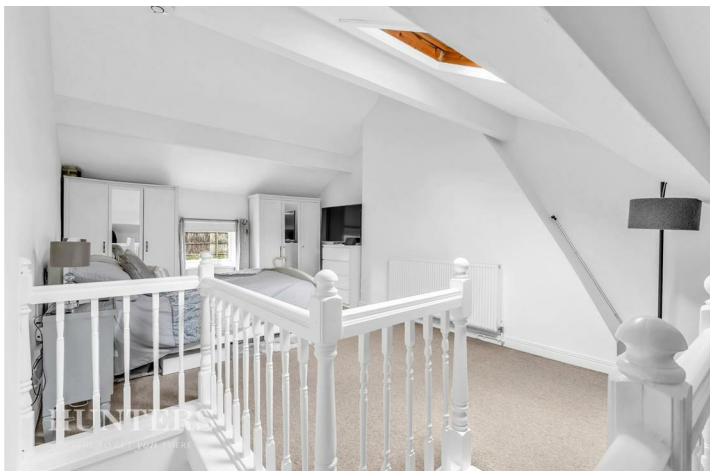
Floorplan



Total area: approx. 115.7 sq. metres (1245.2 sq. feet)

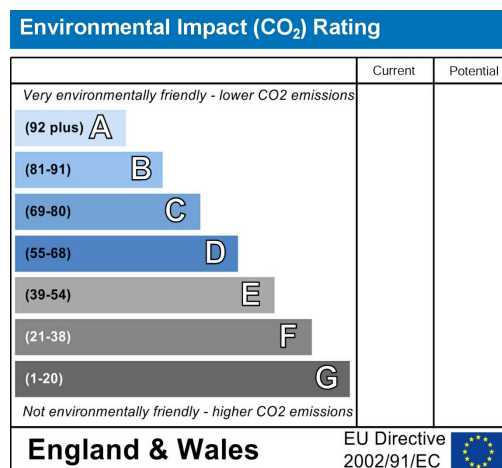
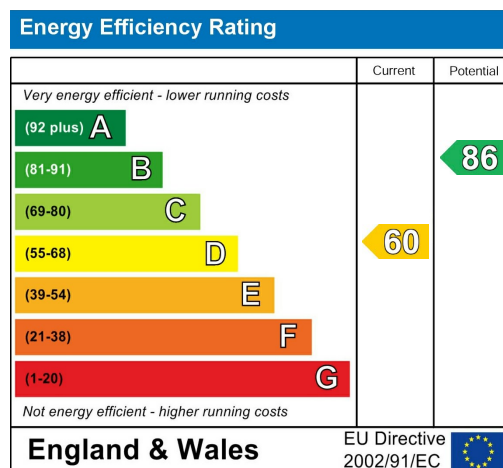
Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.
Created by EveryCloud Photography on behalf of Hunters Littleborough
Plan produced using PlanUp.







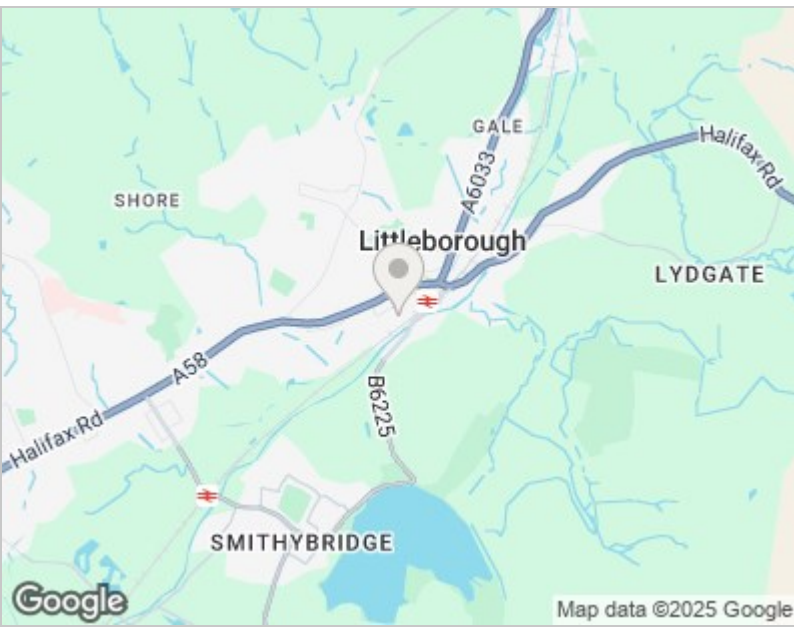
Energy Efficiency Graph



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.

85 Church Street, Littleborough, OL15 8AB
Tel: 01706 390 500 Email: littleborough@hunters.com
<https://www.hunters.com>

