



Victoria Street, Littleborough, OL15 8BN

- BEAUTIFULLY PRESENTED STONE PROPERTY
- ENCLOSED GARDEN TO THE REAR
- CLOSE TO MAIN LINE TRAIN STATION
- LEASEHOLD
- EPC RATING D
- TWO DOUBLE BEDROOMS
- CENTRAL VILLAGE LOCATION
- SOLD WITH NO ONWARD CHAIN
- COUNCIL TAX BAND A

Asking Price £155,000



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DESCRIPTION

This charming stone-built terrace offers a welcoming, tastefully decorated home with two spacious double bedrooms. The light-filled lounge is well-appointed, providing a cozy space for relaxation, while the kitchen diner is perfect for family dining. The property also benefits from a well-maintained bathroom.

Externally, there is a delightful rear garden, ideal for outdoor activities or a quiet retreat. Situated in a central village location, the property is within walking distance of local shops, a mainline train station, and nearby schools, making it a convenient choice for families and commuters alike.

Offered with no onward chain, this property is an ideal opportunity for first-time buyers, investors, or those looking to downsize.

Lounge

15'6" x 14'6"

The lounge is welcoming and well-presented, with a window to the front aspect plenty of natural light and a door which leads through to the kitchen.

Kitchen

10'2" x 14'6"

A range of base and wall units with space and plumbing for appliances. A window looks out to the rear aspect overlooking the garden, and stairs take you up to the first floor.

Bedroom 1

15'6" x 9'3"

Light and airy double bedroom which is tastefully decorated with a window to the front aspect.

Bedroom 2

10'2" x 11'6"

Second double bedroom with a rear aspect window.

Bathroom

11'8" x 4'11"

Spacious three piece suite with a low level WC, bathroom with shower over and a pedestal wash hand basin, Window to the front aspect.

External

On street parking to the front with an enclosed garden to the rear, ideal for sitting out and enjoying the warmer months.

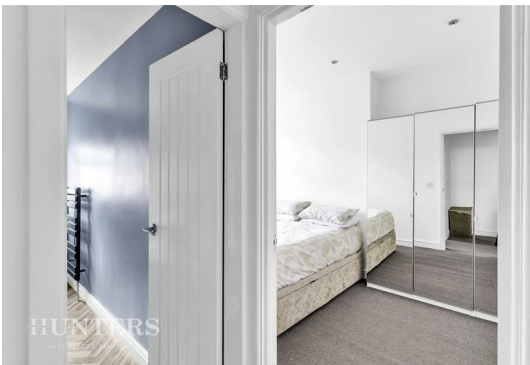
Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 838

Leasehold Annual Ground Rent Amount £5.4s.8d

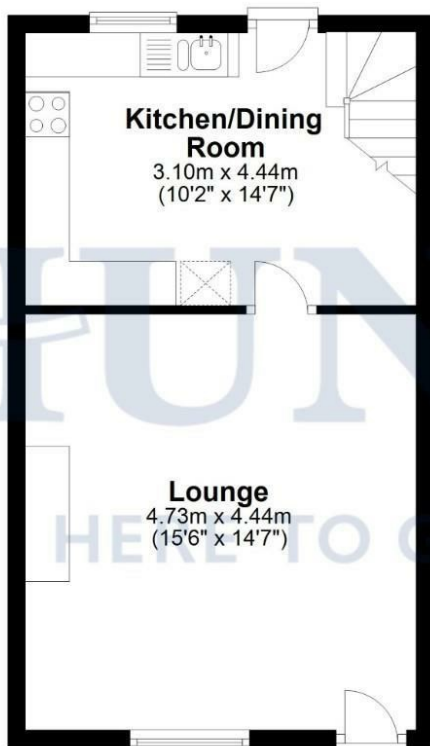
Council Tax Banding; ROCHDALE COUNCIL BAND A





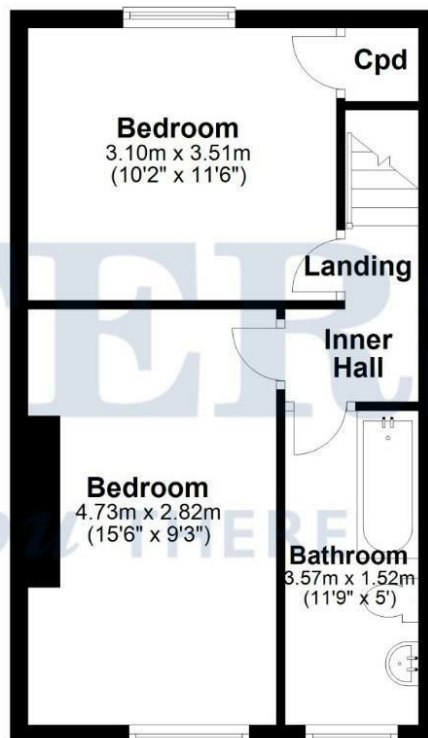
Ground Floor

Approx. 35.2 sq. metres (378.8 sq. feet)



First Floor

Approx. 35.2 sq. metres (378.8 sq. feet)



Total area: approx. 70.4 sq. metres (757.7 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

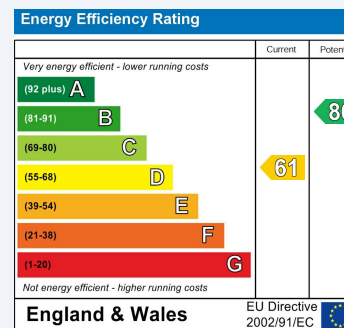
Please contact littleborough@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.