

HUNTERS[®]

HERE TO GET *you* THERE



Church Street

Littleborough, OL15 8AA

£135,000



- CHARMING STONE PROPERTY
- DRIVEWAY TO THE FRONT
- FITTED KITCHEN
- VIEWING HIGHLY RECOMMENDED
- EPC RATING E

- CENTRAL LITTLEBOROUGH LOCATION
- LOUNGE WITH MULTI FUEL STOVE
- SPACIOUS BEDROOM AND BATHROOM
- COUNCIL TAX BAND A
- LEASEHOLD

Tel: 01706 390 500

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Hunters Estate Agents are delighted to offer for sale this charming and well presented stone back-to-back cottage with parking. Located centrally within Littleborough village centre with the shops, amenities and the local rail network providing links to Manchester and Leeds city centres all within walking distance. The property is well maintained throughout and benefits from gas central heating and double glazing. The accommodation comprises briefly of a welcoming lounge with a feature stone fire place with a multi fuel stove, fitted kitchen, spacious double bedroom and a three piece bathroom suite. Externally there is a garden to the front of the property which also provides off street parking and an EV charging point. Viewings come highly recommended to fully appreciate this wonderful home.

LOUNGE

13'7" x 13'7" (4.16 x 4.15)

A welcoming and charming living room with a feature stone fire place, with a multi fuel stove installed, giving character to the space. A window looks out to the front aspect.

KITCHEN

13'7" x 5'5" (4.16 x 1.66)

A range of fitted units with an inset hob underneath the chopping board and an integrated fridge. With a cupboard under the stairs that lead to the first floor and a window looks out to the front aspect.

LANDING

BEDROOM

13'7" x 11'8" (4.16 x 3.57)

Generous double bedroom which is neutrally decorated and has an outlook to the front. Loft access with a pull-down ladder.

BATHROOM

9'10" max x 7'4" (3.02 max x 2.24)

Good sized white three piece suite with a low level WC, wash hand basin and bath with a shower over. Useful built-in storage cupboard, with plumbing for a washing machine.

EXTERNAL

Externally there is a garden to the front of the property which also provides off street parking, which is a rare find within

the centre of the village. With the addition of an EV charging point.

Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 904

Leasehold Ground Rent Amount: £10.10s.0d

Council Tax Banding; ROCHDALE COUNCIL BAND A

Floorplan

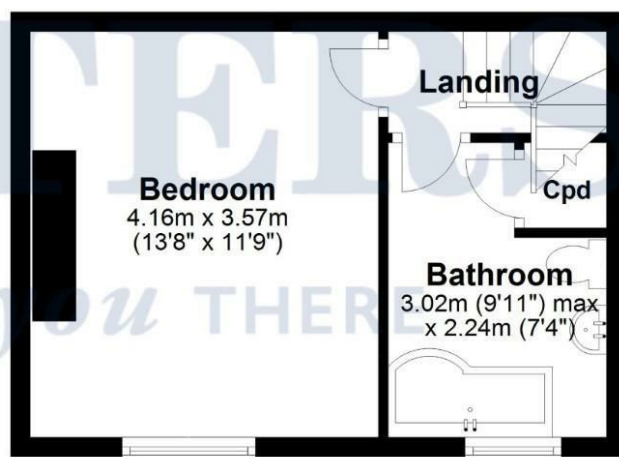
Ground Floor

Approx. 24.6 sq. metres (264.4 sq. feet)



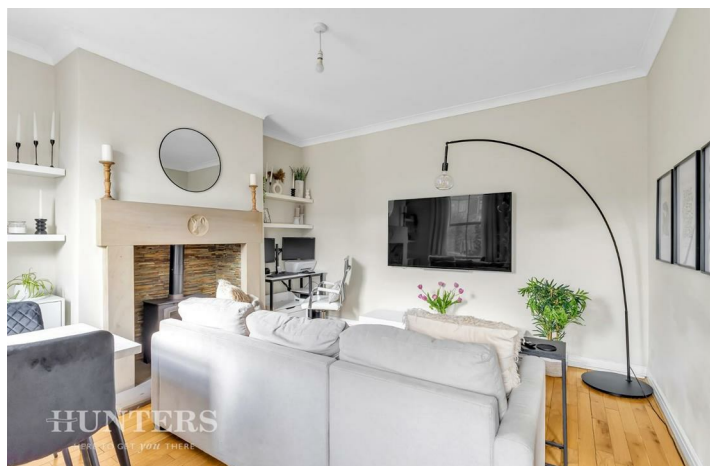
First Floor

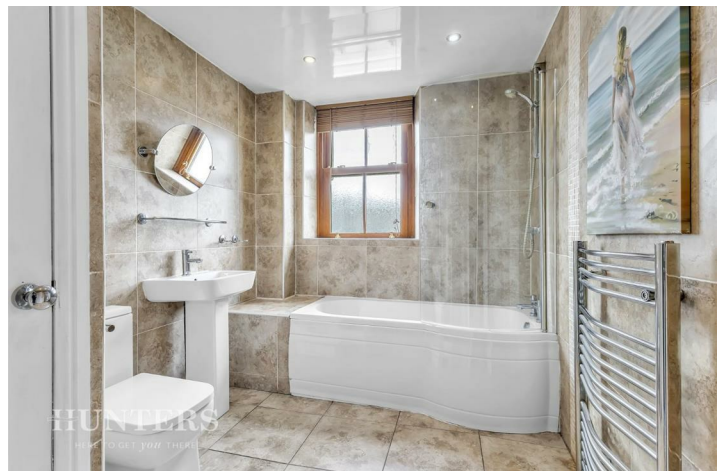
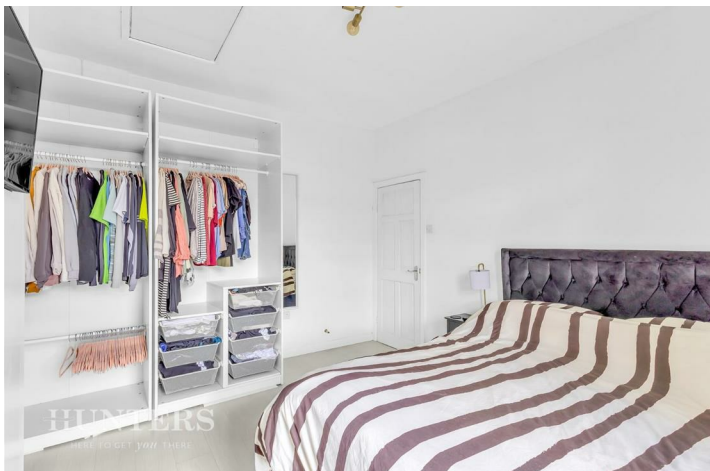
Approx. 24.6 sq. metres (264.4 sq. feet)



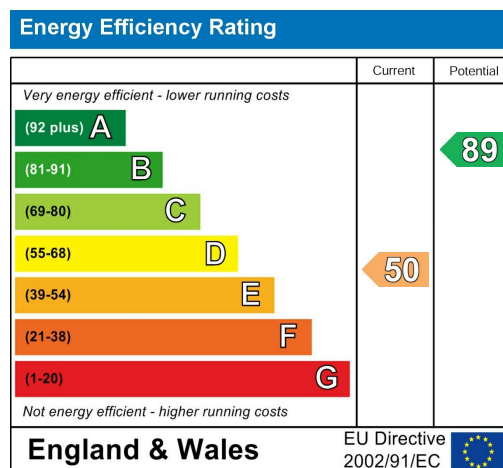
Total area: approx. 49.1 sq. metres (528.7 sq. feet)

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.





Energy Efficiency Graph



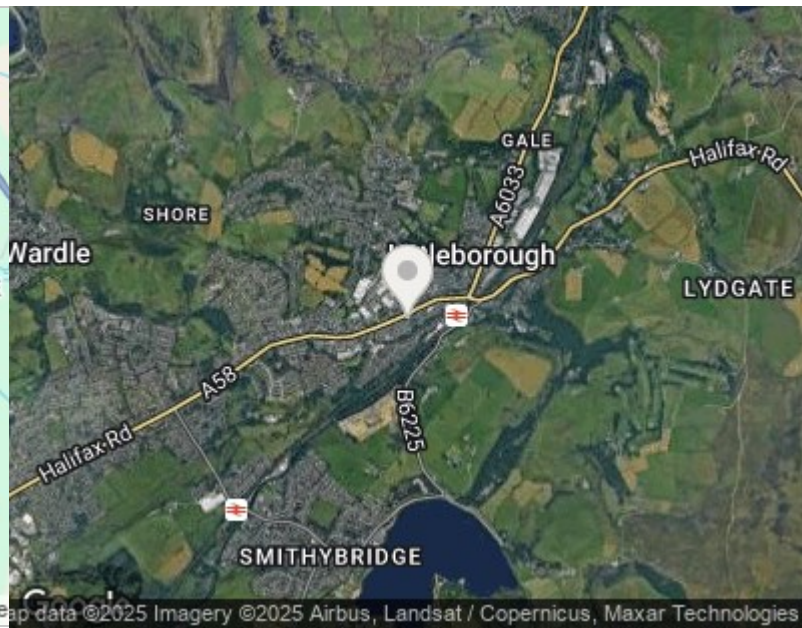
Viewing

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.

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