

HUNTERS®

HERE TO GET *you* THERE



Paul Row

Littleborough, OL15 9QG

£250,000



- GRADE II LISTED COTTAGE
- ORIGINAL FEATURES
- HIGH QUALITY FIXTURES & FITTINGS
- GARDEN AND PARKING
- COUNCIL TAX BAND TBC

- OOZING CHARACTER & CHARM
- RECENTLY RENOVATED
- TWO BEDROOMS
- EPC RATING C
- LEASEHOLD

Tel: 01706 390 500

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Located close to open countryside, yet a short distance from Littleborough centre, Hunters are thrilled to offer to the market this newly renovated Grade II Listed cottage. Oozing charm and high quality, this property briefly comprises of a spacious lounge and a quality fitted kitchen to the ground floor. The first floor offers two bedrooms and the house family bathroom suite. Externally, this property boasts a large corner plot with off road parking and a large garden to the rear (leased from Rochdale Council at £196.04 pa) with wonderful open countryside views. Stylish fixtures and fittings, a wonderful property ready to make a fabulous home. Call now, viewings are highly recommended to appreciate this character cottage which is sold with no onward chain.

Lounge

15'4" x 14'8" (4.69 x 4.49)

Spacious lounge which has been newly carpeted and blinds fitted to the window which looks out to the front aspect.

Kitchen

14'8" x 9'3" (4.49 x 2.83)

Shaker style cottage kitchen with quality appliances installed and solid wood worksurfaces. Window and door opens out to the rear garden.

Landing

With access to the bedrooms and bathroom.

Bedroom 1

14'8" x 12'3" (4.49 x 3.75)

Fabulous high vaulted ceiling giving the room character and charm, with exposed beams and feature lighting. A window looks out to the front aspect.

Bedroom 2

12'4" x 8'3" (3.77 x 2.52)

Rear aspect bedroom with a wonderful far reaching view.

Bathroom

8'1" x 6'1" (2.47 x 1.87)

Modern three-piece bathroom with with low level WC, wash hand basin, bath and shower over. Heated towel

rail, tiled walls and floors with a window to the rear aspect.

Gardens & Parking

Off road parking for several cars and a good sized rear garden (leased from Rochdale Council at £196.04 pa) with Indian stone patio seating area to sit out and enjoy the view.

Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 832

Leasehold Annual Ground Rent Amount £0.11s.6d

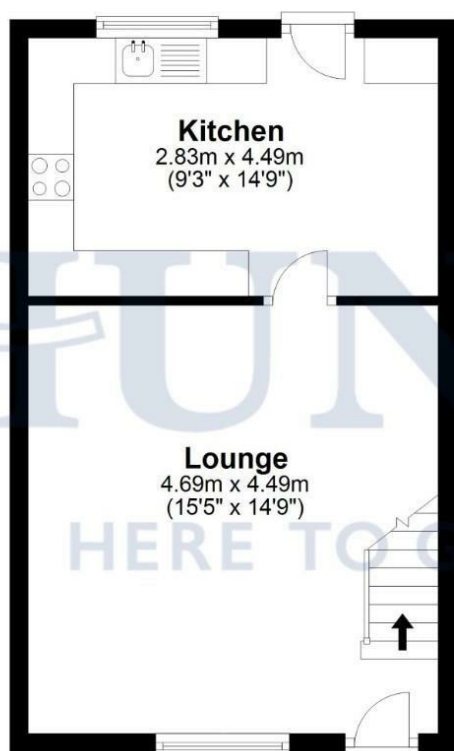
Garden leased from Rochdale Council at £196.04 pa

Council Tax Banding; ROCHDALE COUNCIL BAND TBC

Floorplan

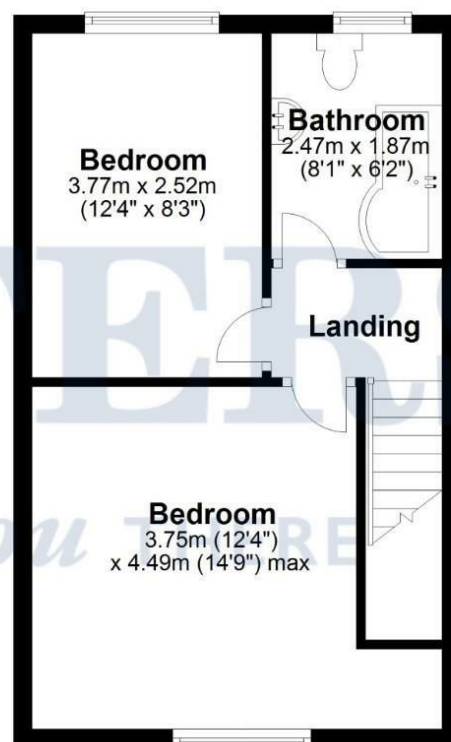
Ground Floor

Approx. 34.2 sq. metres (368.4 sq. feet)



First Floor

Approx. 34.2 sq. metres (368.4 sq. feet)

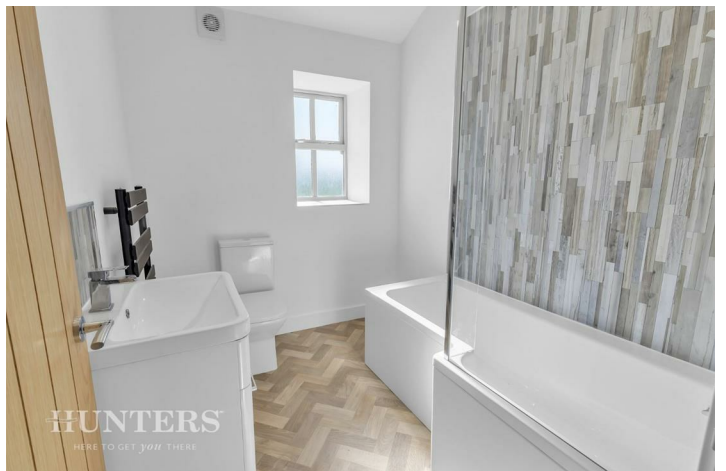


Total area: approx. 68.4 sq. metres (736.8 sq. feet)

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.

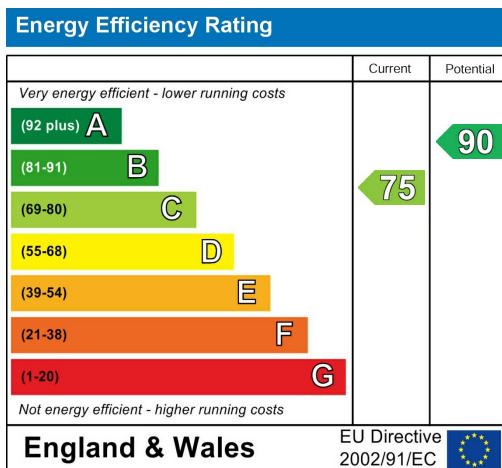
Created by EveryCloud Photography on behalf of Hunters Littleborough
Plan produced using PlanUp.







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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