

# HUNTERS®

HERE TO GET *you* THERE



## Newall Street

Littleborough, OL15 9DP

Offers In Excess Of £200,000

- SPACIOUS MID TERRACED PROPERTY
- TWO RECEPTION ROOMS

- WALKING DISTANCE TO HARE HILL PARK AND LOCAL ANENITIES
- SOLD WITH NO ONWARD CHAIN
- COUNCIL TAX BAND B



- FOUR BEDROOMS
- LOCATED IN THE HEART OF LITTLEBOROUGH VILLAGE
- YARD TO THE REAR
- EPC RATING D
- LEASEHOLD

Tel: 01706 390 500

# Newall Street

Littleborough, OL15 9DP

Offers In Excess Of £200,000



Hunters Estate Agents are delighted to bring to market this fantastic family home, ideally located in the heart of Littleborough village. Within walking distance of Hare Hill Park, local shops, and the train station offering direct links to both Manchester and Leeds city centres, this property combines convenience with charm.

Internally, the home offers spacious and well-planned accommodation throughout. The ground floor comprises a welcoming entrance hall, two generously sized reception rooms, and a fitted kitchen. On the first floor, you'll find two double bedrooms and a modern family bathroom suite. The second floor offers two additional bedrooms, ideal for growing families or those in need of home office space.

Externally, the property boasts a private, enclosed rear yard, perfect for low-maintenance outdoor living.

Offered with NO ONWARD. Early viewings are highly recommended!

### Hallway

A welcoming entrance hallway with access to both reception rooms and stairs leading to the first floor.

### Lounge

12'9" max x 12'1" (3.90 max x 3.70)

A spacious lounge located to the front of the property with bay window and electric feature fireplace.

### Dining room

13'3" x 13'5" (4.06 x 4.11)

A further second reception located to the rear of property, an ideal dining room or additional sitting room.

### Kitchen

8'9" x 8'9" (2.69 x 2.67)

A modern fitted kitchen, comprising of a range of wall and base units, stainless steel sink, oven, gas hob and over head extractor fan. The kitchen also offers a useful storage cupboard, space for a free standing fridge freezer and plumbing for a washing machine. UPVC window and door leading to the rear yard.

### Landing

With access to all first floor rooms and stairs leading to the second floor.

### Bedroom 1

11'5" x 16'5" (3.50 x 5.01)

A spacious double bedroom located to the front of the property with useful wardrobes and drawers.

### Bedroom 2

13'3" x 10'4" (4.06 x 3.16)

A further double bedroom located to the rear of the property with a useful wardrobe.

### Bathroom

8'9" max x 8'9" max (2.69 max x 2.67 max)

A modern fitted bathroom comprising of a low level WC, wash hand basin and bath with overhead shower. A useful storage cupboard where the combi boiler can be located.

### Second floor landing

With a useful storage cupboard and access to all second floor bedrooms.

### Bedroom 3

9'6" x 13'6" (2.92 x 4.13)

A further double bedroom located to the rear of the property with a Velux window.

### Bedroom 4

9'4" x 10'6" (2.87 x 3.21)

The smallest of the four bedrooms with a Velux window.

### External

A private enclosed yard located to the rear of the property with useful brick built storage cupboard.

### Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 876

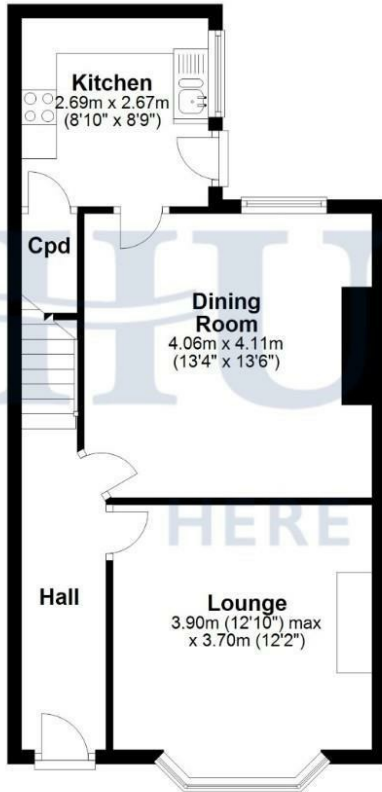
Leasehold Ground Rent Amount: £4.00

Council Tax Banding; ROCHDALE COUNCIL  
BAND B

## Floorplan

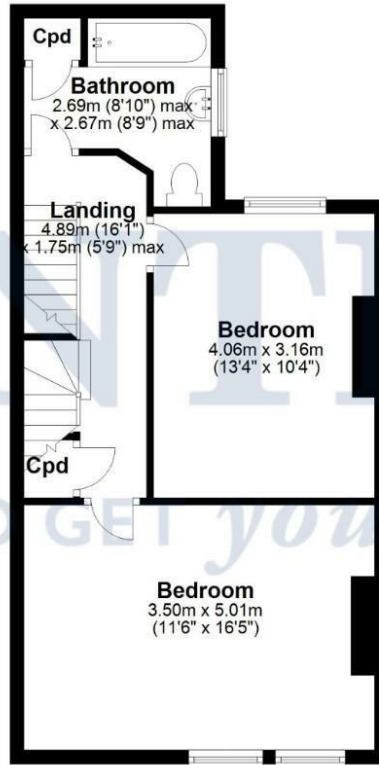
### Ground Floor

Approx. 46.2 sq. metres (496.8 sq. feet)



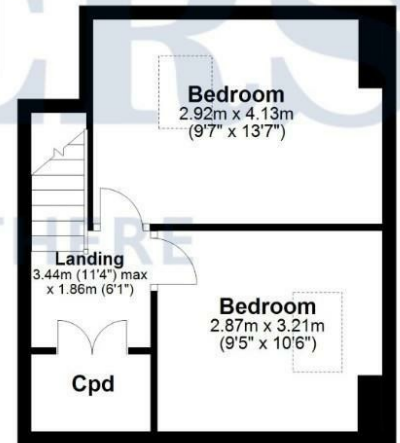
### First Floor

Approx. 45.9 sq. metres (493.6 sq. feet)



### Second Floor

Approx. 28.6 sq. metres (308.0 sq. feet)

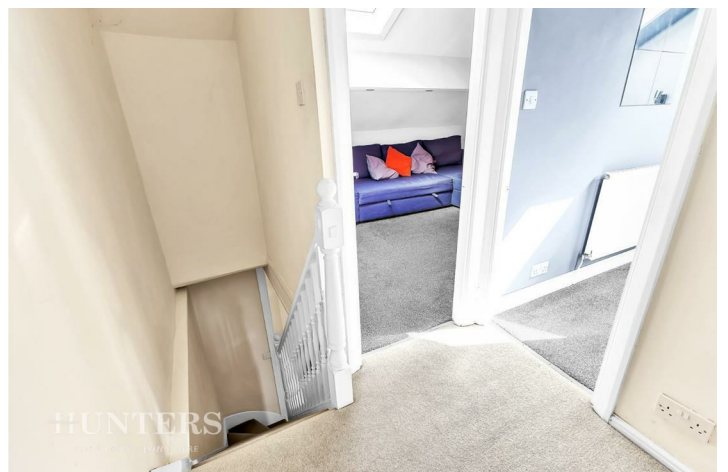
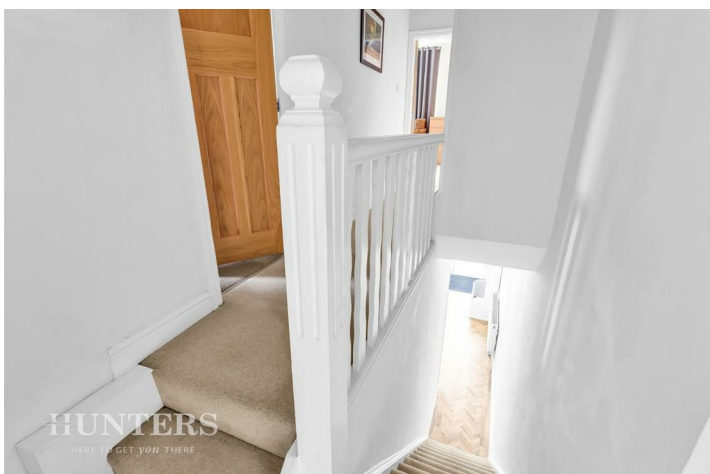
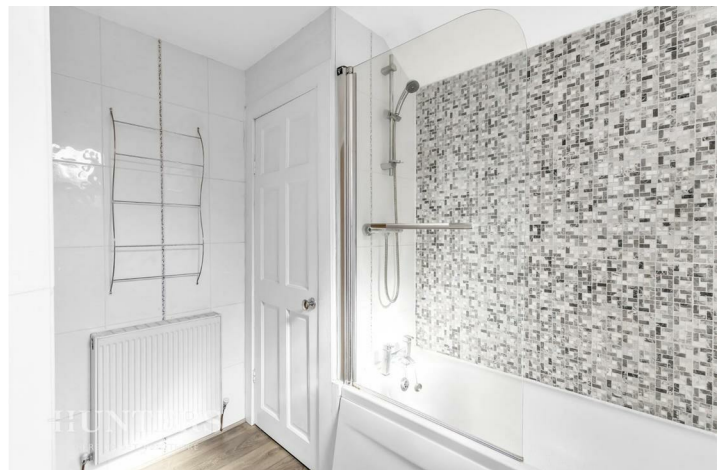


Total area: approx. 120.6 sq. metres (1298.4 sq. feet)

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.

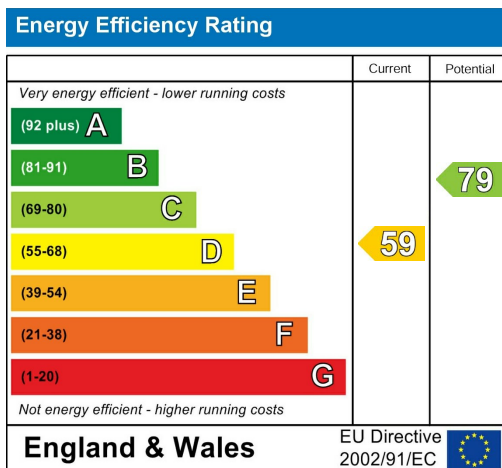
Created by EveryCloud Photography on behalf of Hunters Littleborough  
Plan produced using PlanUp.







## 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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