



## Todmorden Road

Littleborough, OL15 9EA

Offers In The Region Of £195,000



- MODERN TOWN HOUSE
- GARDENS AND PARKING
- CONVENIENT FOR TRAIN STATION
- VIEWING HIGHLY RECOMMENDED
- EPC RATING C

- TWO DOUBLE BEDROOMS
- WELL PRESENTED THROUGHOUT
- WALKING DISTANCE TO LOCAL AMENITIES
- FREEHOLD
- COUNCIL TAX BAND B

# Todmorden Road

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Hunters are delighted to offer to the market this beautifully presented and move-in ready, modern two-bedroom townhouse. Which is garden-fronted and located just a short distance from Littleborough village centre—offering easy access to shops, schools, and excellent rail links to both Manchester and Leeds. The accommodation features gas central heating and double glazing throughout, and briefly comprises: entrance hallway, spacious lounge, convenient guest W.C., and a stylish, fully fitted dining kitchen. To the first floor are two generously sized double bedrooms and a contemporary bathroom with a three-piece suite and overhead shower. Outside, the property boasts a front garden, a private rear garden, perfect for outdoor relaxation and off-road parking beyond. An early viewing is highly recommended to fully appreciate this fantastic home.



### Entrance

Welcoming entrance from the UPVC double glazed front door, a staircase leading to the first floor, and access straight into the lounge.

### Lounge

14'10" x 13'5" (4.54 x 4.10)

Featuring a bay window to the front that provides plenty of natural light, this room is tastefully decorated and offers a welcoming, comfortable living space.

### Downstairs WC

5'11" x 3'11" (1.82 x 1.21)

A useful downstairs WC, fitted with a modern two-piece white suite, comprising a low-level W.C. and wash basin.

### Kitchen

13'5" x 12'4" (4.10 x 3.76)

A light and bright modern space, featuring a built-in oven, gas hob, and integrated fridge freezer. There is also space for a washing machine and dishwasher. The kitchen is fitted with both base and wall units, providing plenty of storage, and benefits from a window and double doors that open out to the rear garden.

### Landing

6'10" x 6'9" (2.10 x 2.07)

Providing access to the bedrooms and bathroom, with additional loft access.

### Bedroom 1

13'5" x 9'4" (4.10 x 2.87)

A double room with two windows to the rear aspect, allowing plenty of natural light and offering a peaceful, airy feel.

### Bedroom 2

13'5" x 9'0" (4.10 x 2.75)

A double bedroom with a front aspect, featuring a storage cupboard for added convenience.

### Bathroom

6'9" x 6'2" (2.07 x 1.90)

A modern three-piece suite, comprising a W.C., built-in wash hand basin, and a bath with an overhead shower. The bathroom is tiled and benefits from a front aspect.

### External

The property features a garden to the front with steps leading up to the front door. To the rear, there is an enclosed garden with parking beyond, offering both privacy and convenience.

### Material Information - Littleborough

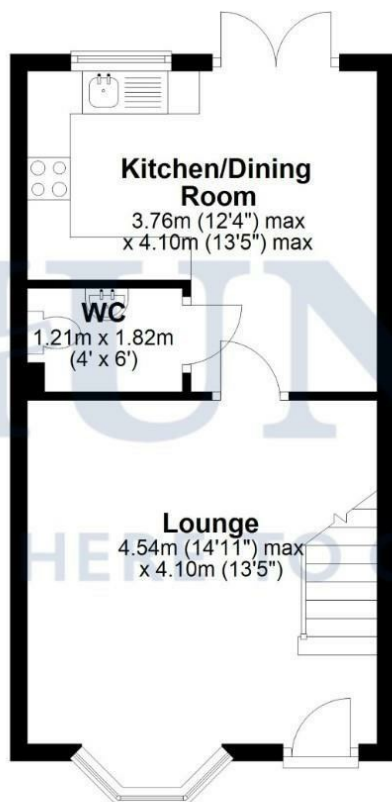
Tenure Type; FREEHOLD

Council Tax Banding; ROCHDALE COUNCIL BAND B

## Floorplan

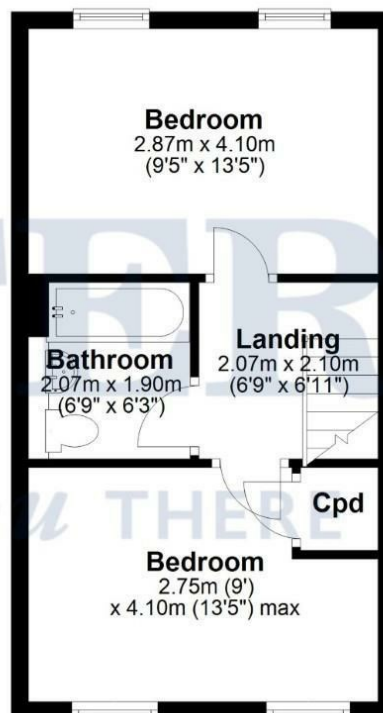
### Ground Floor

Approx. 32.5 sq. metres (349.9 sq. feet)



### First Floor

Approx. 32.3 sq. metres (348.1 sq. feet)

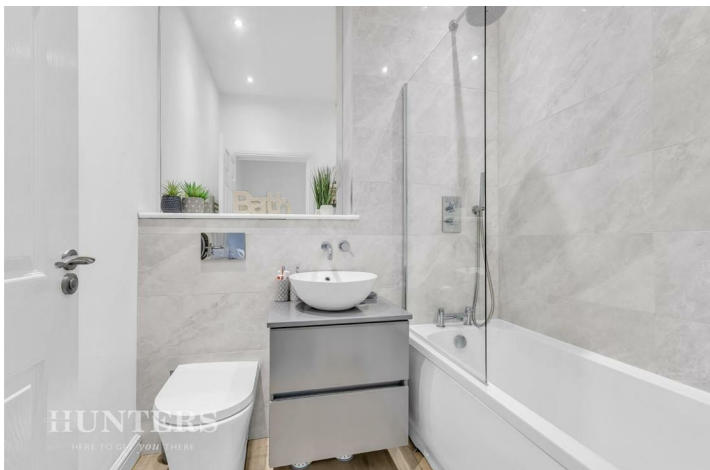


Total area: approx. 64.8 sq. metres (698.0 sq. feet)

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.

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Plan produced using PlanUp.

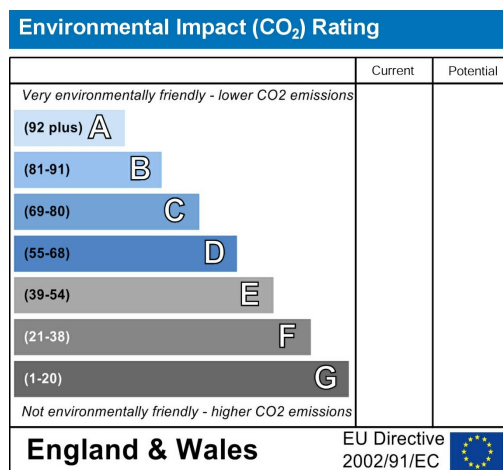
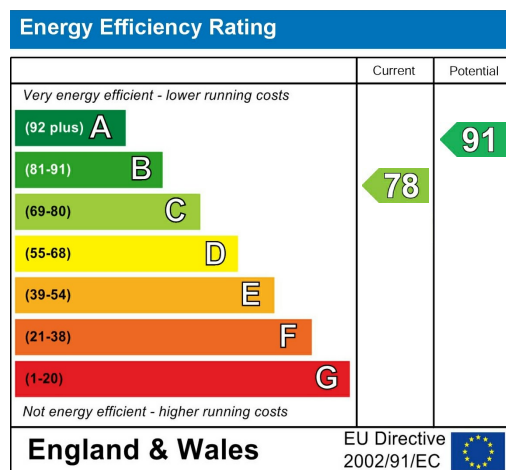








## Energy Efficiency Graph



## 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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