

HUNTERS®

HERE TO GET *you* THERE



Mill Fold Gardens

Littleborough, OL15 8SA

£165,000



- TWO BEDROOM FIRST FLOOR APARTMENT
- SHORT DISTANCE FROM LITTLEBOROUGH VILLAGE
- ALLOCATED PARKING
- NO ONWARD CHAIN
- EPC RATING C
- SOUGHT AFTER DEVELOPMENT
- OPEN PLAN LOUNGE AND KITCHEN
- COMMUNAL GARDENS
- LEASEHOLD
- COUNCIL TAX BAND B

Tel: 01706 390 500

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Littleborough, OL15 8SA

£165,000



Located in a highly sought-after development, just a short distance from Littleborough village and its local amenities, including shops, schools, and a train station offering direct access to both Manchester and Leeds city centres, is this two-bedroom modern apartment. Situated on the first floor, the property enjoys open views and comprises a welcoming communal entrance, an open-plan kitchen and lounge, two bedrooms, and a spacious bathroom suite. Externally, the property is surrounded by well-maintained communal gardens and benefits from private allocated parking, along with additional visitor parking. Offered with NO ONWARD CHAIN, this property is highly recommended for viewing.

Communal Entrance

A welcoming communal entrance hall with stair access leading to the apartment.

Entrance Hall

With access to all rooms, along with a storage cupboard that's perfect for hanging coats and storing shoes.

Open Plan Lounge Kitchen Diner

A fantastic open-plan lounge (4.80m x 3.67m) and kitchen (3.67m x 1.89m), featuring French patio doors and a Juliette balcony. The kitchen is equipped with a range of wall and base units, a stainless steel sink, electric oven, gas hob with overhead extractor, plumbing for a washing machine, and an integrated fridge freezer. The kitchen also houses the wall-mounted combi boiler.

Bedroom 1

13'10" x 9'0" (4.24 x 2.76)

A light and airy double bedroom, offering a bright and spacious atmosphere.

Bedroom 2

12'0" x 6'4" (3.66 x 1.95)

A single bedroom which would

make an ideal home office or bedroom.

Bathroom

8'11" x 6'2" (2.73 x 1.89)

A three-piece suite comprising a WC, pedestal basin, and bath with electric shower over. A window provides natural light to the side aspect.

External & Parking

Boasting well maintained communal gardens throughout the development and private allocated parking, further visitor parking can also be found in the carpark.

Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 976

Leasehold Annual Service Charge Amount £960.00

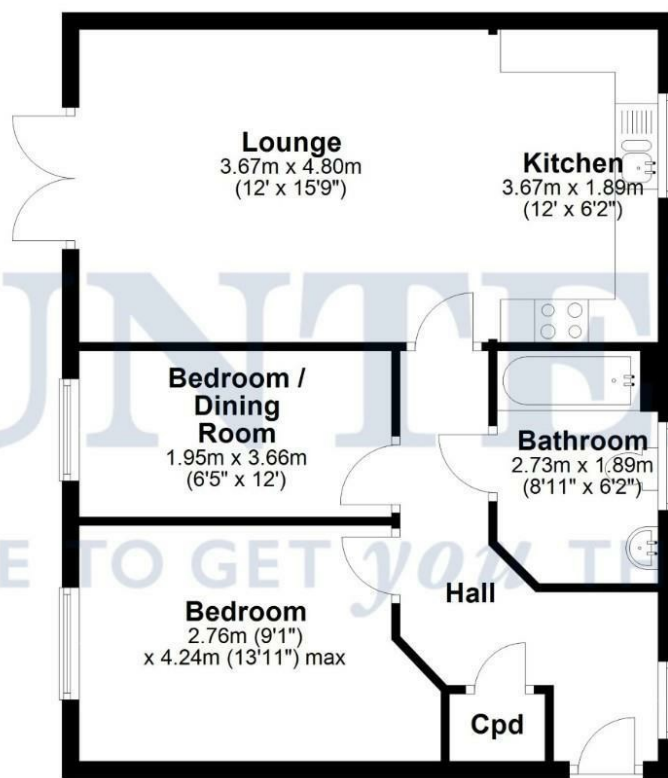
Leasehold Ground Rent Amount £Peppercorn

Council Tax Banding; ROCHDALE COUNCIL BAND B

Floorplan

First Floor

Approx. 58.2 sq. metres (626.3 sq. feet)



Total area: approx. 58.2 sq. metres (626.3 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.

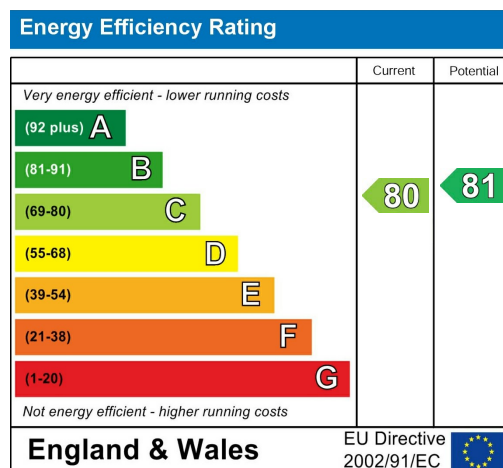
Created by EveryCloud Photography on behalf of Hunters Littleborough
Plan produced using PlanUp.







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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