



Whitelees Road, Littleborough, OL15 8EF

- THREE BEDROOM TERRACE
- YARD TO THE REAR
- WALKING DISTANCE TO SHOPS AND SCHOOLS
- COUNCIL TAX BAND A
- LEASEHOLD
- TWO RECEPTION ROOMS
- KITCHEN AND BATHROOM
- IN NEED OF MODERNISATION
- EPC RATING C

£137,500



Whitelees Road, Littleborough, OL15 8EF

DESCRIPTION

Hunters Estate Agents are pleased to offer to the market this three-bedroom terraced property, boasting spacious accommodation briefly comprising of a lounge, separate dining room, kitchen, and a bathroom. While the home is in need of modernisation, it presents a fantastic opportunity to put your own stamp on it. The rear garden features a decked area, which, with a little attention, could become a great outdoor area. Ideally situated in a sought-after location, the property is just a short walk from Littleborough centre, with easy access to local shops, schools, the train station, and nearby parks. It's a fantastic find for those looking for a home with potential in a highly convenient setting.



Lounge

12'11" x 13'8"

Front aspect living room with high ceilings and a fire surround. Light and bright room.

Dining Room

14'6" x 13'8"

Separate dining room with the stairs to the first floor landing and open plan to the kitchen. Useful storage cupboard.

Kitchen

7'7" x 11'10"

Although dated, the kitchen provides great opportunity and space to install a modern fitted kitchen, with a door and a window to the rear.

Landing

Access to all bedrooms and bathroom.

Bedroom 1

15'10" max x 7'9"

Double bedroom with a rear aspect window and a cupboard housing the boiler.

Bedroom 2

11'7" x 6'6"

Second Double with a front aspect window.

Bedroom 3

11'7" x 5'2" max

Single bedroom with a front aspect window.

Bathroom

9'9" max x 5'6"

Three piece suite briefly comprising low level WC, wash hand basin and bath with an electric shower over. Useful storage cupboard and a window to the rear aspect.

External

The rear yard is currently decked but now needs replacing, however offers great potential and space to the rear.

Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 849

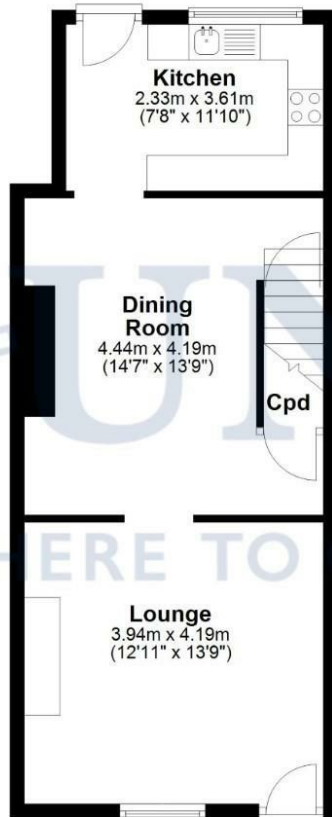
Leasehold Annual Ground Rent Amount £2.00

Council Tax Banding; ROCHDALE COUNCIL BAND A



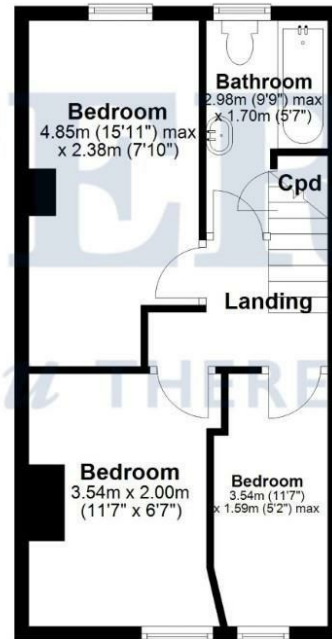
Ground Floor

Approx. 44.3 sq. metres (476.8 sq. feet)



First Floor

Approx. 35.5 sq. metres (382.5 sq. feet)



Total area: approx. 79.8 sq. metres (859.2 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.

Viewings

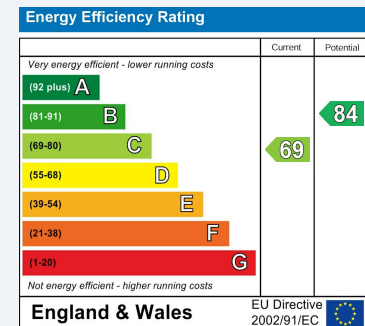
Please contact littleborough@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.