



Summit

Littleborough, OL15 9QX

£115,000



- GARDEN TO THE REAR
- ONE DOUBLE BEDROOM
- SURROUNDED BY WONDERFUL COUNTRYSIDE AND CANAL SIDE WALKS
- GAS CENTRALLY HEATED
- COUNCIL TAX BAND A

- MID TERRACE
- IN NEED OF MODERNISING
- SOLD WITH NO CHAIN
- FREEHOLD
- EPC RATING D

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£115,000



Offered with no onward chain, this one-bedroom terraced home presents an excellent opportunity for renovation and personalisation. The property includes a lounge, kitchen, bathroom, and one double bedroom — and uniquely for this style of home, it also boasts a rare private garden, adding valuable outdoor space.

Set in the highly sought-after Summit area, the home enjoys a superb location close to open countryside and the scenic canal towpath, perfect for walkers and cyclists. Conveniently positioned just a couple of miles from Littleborough and Walsden railway stations, it provides easy access to Manchester and Leeds, making it ideal for commuters.

This is a fantastic opportunity for first-time buyers, investors, or anyone looking for a project in a semi-rural setting with excellent transport links and countryside on the doorstep.

Lounge

A light and airy reception room featuring a window to the front aspect, allowing plenty of natural light to fill the space. Ideal as a comfortable living area with potential for modernisation.

Kitchen

A small but functional kitchen fitted with a range of base and wall units, offering practical storage and workspace. There is space for a freestanding oven, washing machine, and fridge. Stairs lead to the first floor, and a door opens directly to the rear garden.

Landing

Access to the bedroom and bathroom with access to the loft.

Bedroom

A light and bright double bedroom featuring a window to the front aspect that allows in plenty of natural light. The room also includes a built-in cupboard housing the boiler, offering useful storage space.

Bathroom

A spacious bathroom fitted with a three-piece suite comprising a WC, wash hand basin, and bath with shower over. A rear-facing window

provides natural light and ventilation. Offers excellent potential for modernisation.

Garden

A rare feature for a property of this size, the home boasts an enclosed rear garden, providing a private and secure outdoor space. An ideal spot to sit out and enjoy the fresh air, this garden offers great potential for landscaping or creating a low-maintenance space.

Material Information - Littleborough

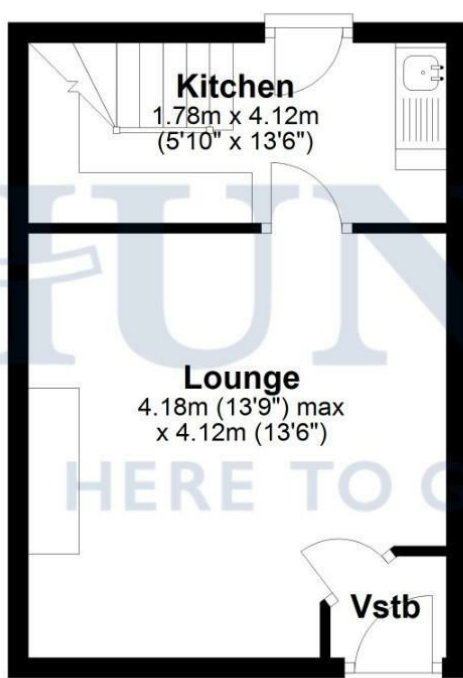
Tenure Type; FREEHOLD

Council Tax Banding; ROCHDALE COUNCIL BAND A

Floorplan

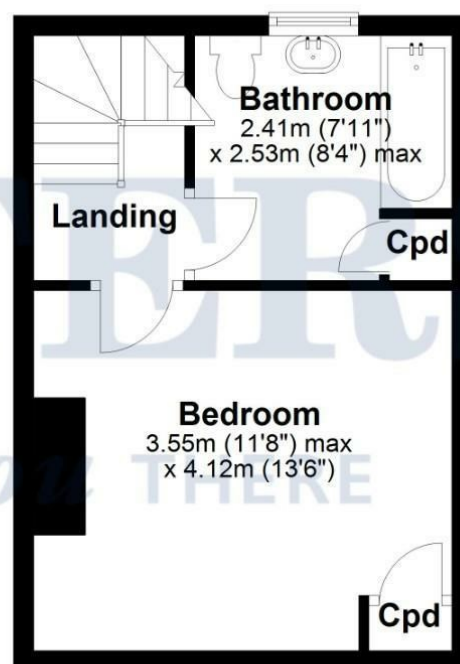
Ground Floor

Approx. 24.9 sq. metres (268.3 sq. feet)



First Floor

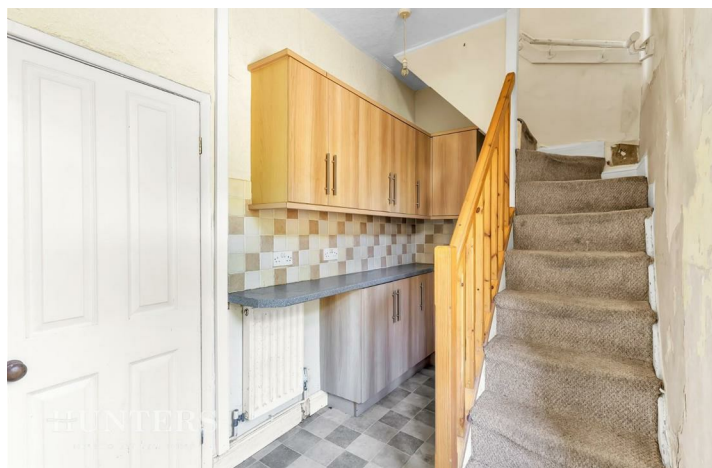
Approx. 24.9 sq. metres (268.3 sq. feet)



Total area: approx. 49.9 sq. metres (536.6 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.

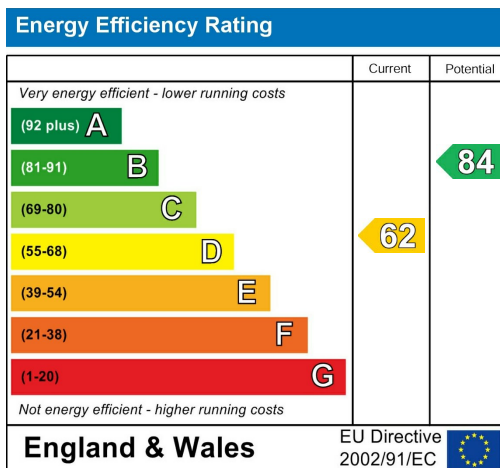
Created by EveryCloud Photography on behalf of Hunters Littleborough
Plan produced using PlanUp.







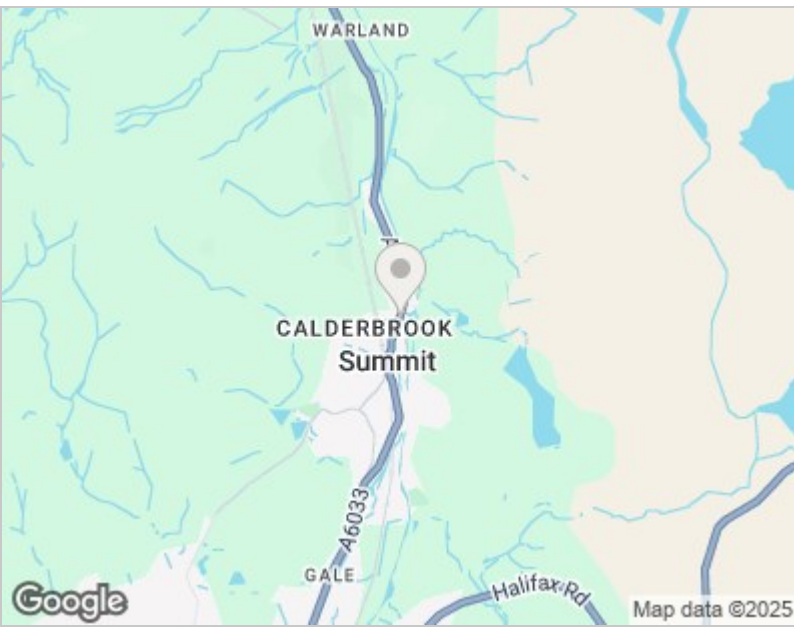
Energy Efficiency Graph



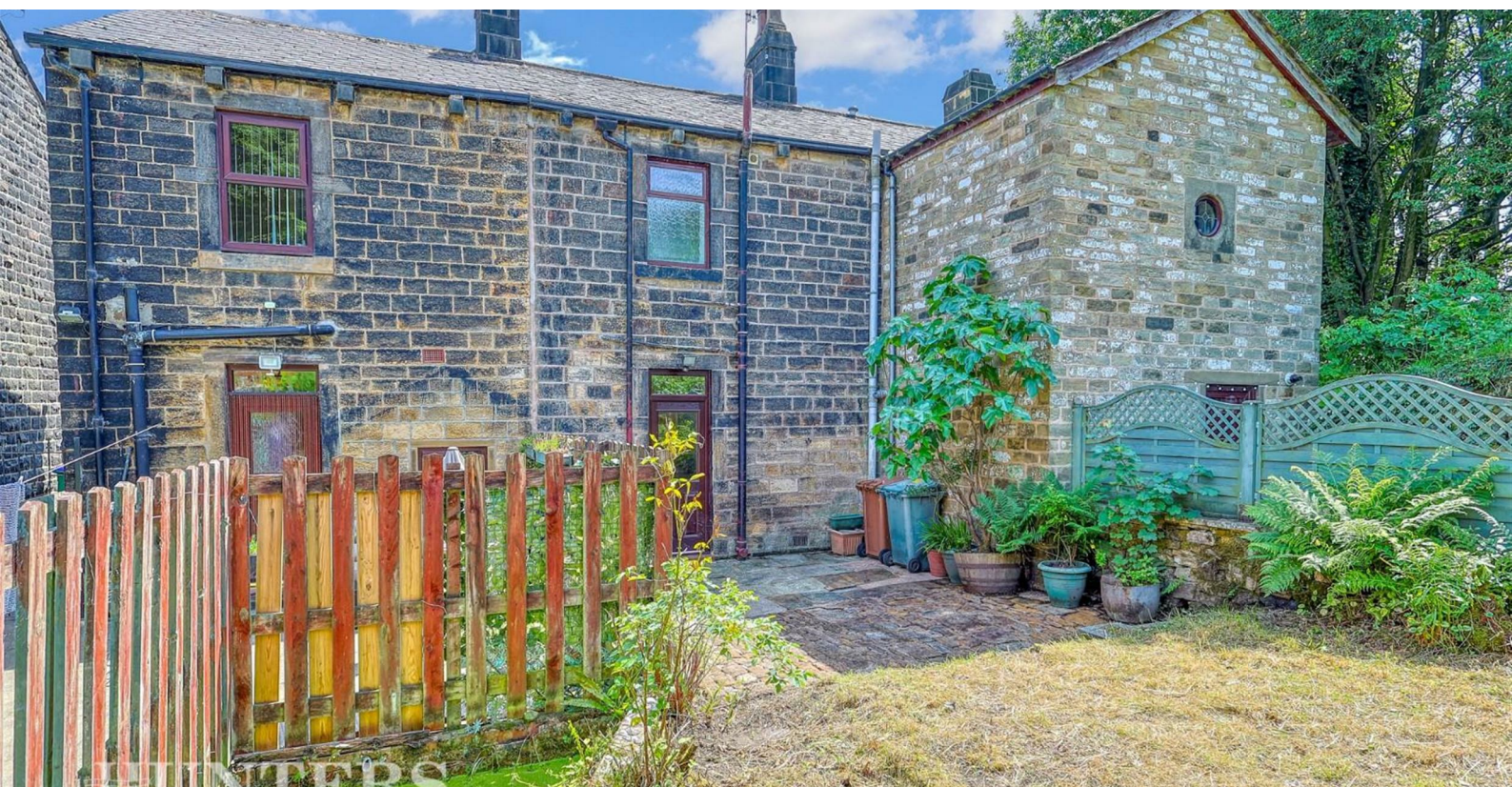
Viewing

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.

85 Church Street, Littleborough, OL15 8AB
Tel: 01706 390 500 Email: littleborough@hunters.com
<https://www.hunters.com>

