

HUNTERS®

HERE TO GET *you* THERE



James Street

Dearnley, Littleborough, OL15 8NF

£149,950



- LIGHT AND AIRY END TERRACE
- LARGE LOUNGE
- COMMUNAL GARDENS
- CONVENIENT LITTLEBOROUGH LOCATION
- COUNCIL TAX BAND A

- TWO DOUBLE BEDROOMS
- KITCHEN AND CELLAR
- SOLD WITH NO ONWARD CHAIN
- LEASEHOLD
- EPC RATING D

Tel: 01706 390 500

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This well-presented two-bedroom end-terrace offers bright and spacious accommodation throughout. On the ground floor, there is a generous lounge with an electric fire set into the chimney breast, and a fitted kitchen with access to a sizable cellar. The first floor features a roomy landing—ideal for a home office—two well-proportioned double bedrooms, and a shower room. Externally, on-street parking is available to the front and side, while the rear provides access to a shared garden with a paved seating area.

Positioned in the desirable Dearnley area, the property is conveniently close to local shops, scenic countryside, and just a short journey from Littleborough village. With no onward chain, this home is an excellent choice for first-time buyers, investors or those looking to downsize—early viewing is strongly encouraged.

Kitchen

12'5" x 10'2" (3.80 x 3.10)

Welcoming you as you enter through the front door, this kitchen is fitted with a range of base and wall units, a built-in oven and hob, and space and plumbing for a washing machine. There is additional space for a fridge/freezer, along with a door leading down to the cellar and another opening through to the lounge, creating a practical and well-connected layout.

Cellar

9'4" x 6'6" (2.86 x 2.00)

Lounge

14'9" x 14'5" (4.52 x 4.40)

A spacious and light-filled room, benefiting from windows to both the front and side that create a bright and airy feel. The chimney breast features an electric fire with an attractive surround, providing a cosy focal point to the room.

Inner Hallway

Leading from the kitchen to the rear external door and access to the first floor.

Landing

A generously sized landing that offers potential to create a comfortable home office or reading nook, making the most of the available space.

Bedroom 1

12'5" x 10'5" (3.80 x 3.20)

A well-proportioned double bedroom featuring a window to the front aspect, allowing plenty of natural light to fill the room.

Bedroom 2

15'1" x 8'9" (4.62 x 2.69)

A comfortable double bedroom with a fitted

wardrobe and a window to the front aspect, providing ample natural light.

Shower Room

8'1" x 4'11" (2.47 x 1.51)

Fitted with a three-piece suite comprising a WC, wash hand basin, and shower with a newly installed electric shower. There is also a built-in cupboard housing the boiler, offering useful storage space.

Communal Garden

On-street parking is available, with access to a communal garden and patio area to the rear, providing a pleasant outdoor space to relax and enjoy.

Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 838

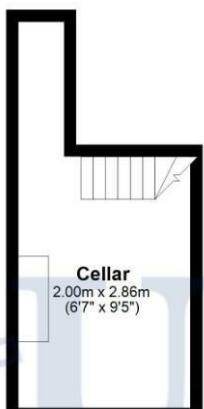
Leasehold Annual Ground Rent Amount, £3.80

Council Tax Banding; ROCHDALE COUNCIL BAND A

Floorplan

Basement

Approx. 13.7 sq. metres (147.4 sq. feet)



Cellar

2.00m x 2.86m
(6'7" x 9'5")

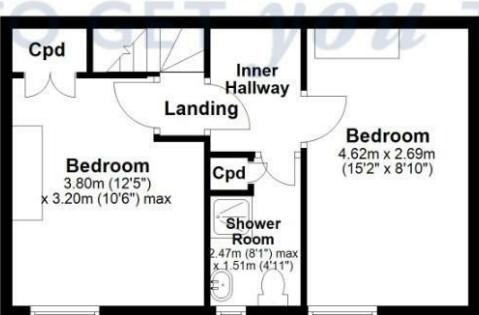
Ground Floor

Approx. 37.4 sq. metres (402.4 sq. feet)



First Floor

Approx. 35.1 sq. metres (377.8 sq. feet)

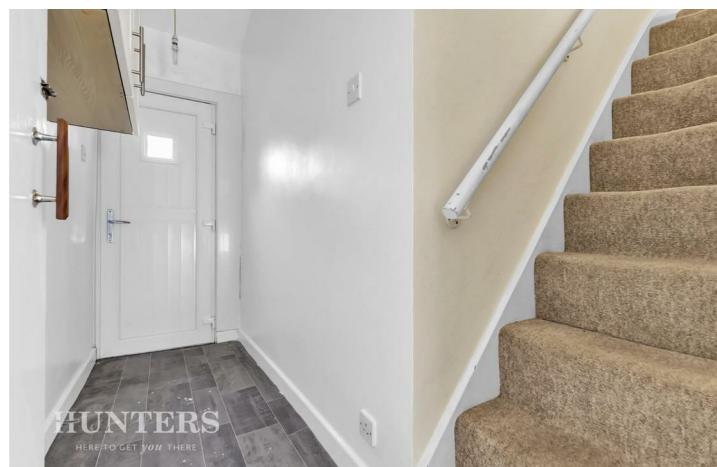


Total area: approx. 86.2 sq. metres (927.5 sq. feet)

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.

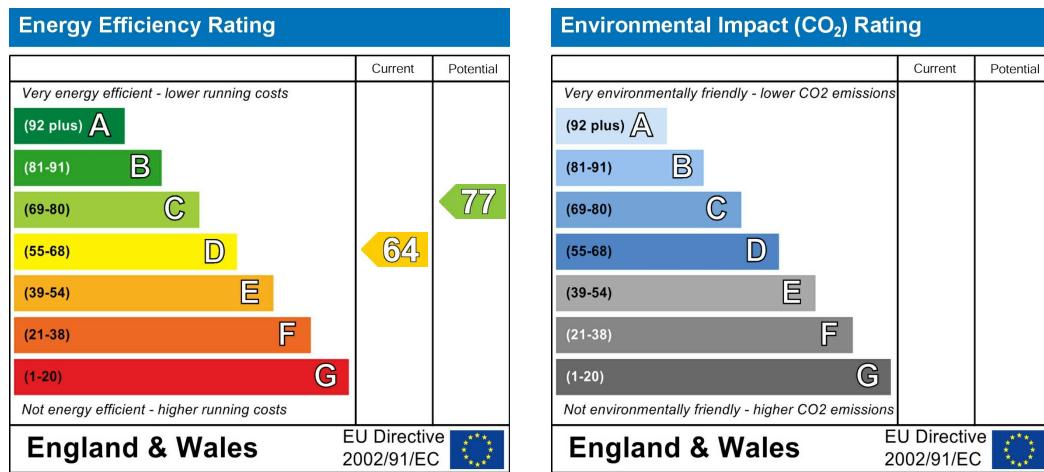




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Energy Efficiency Graph



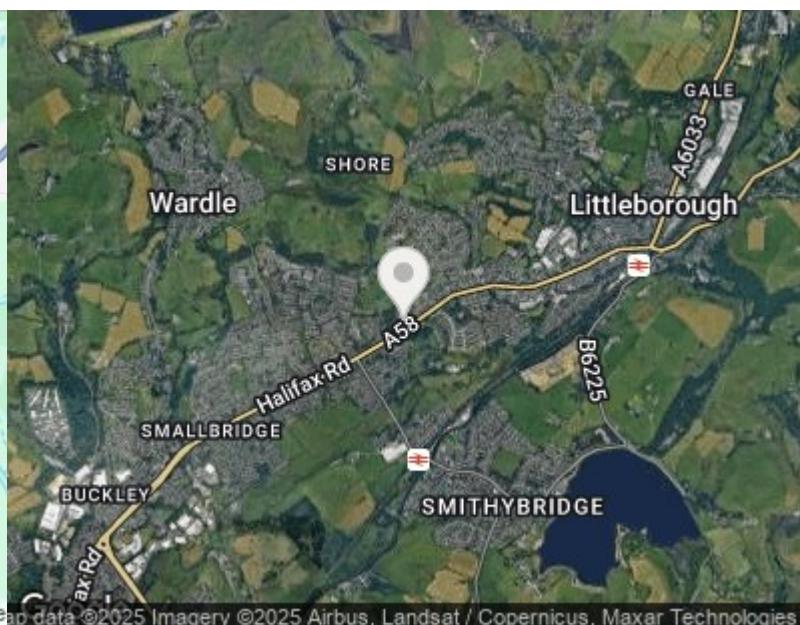
Viewing

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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