

# HUNTERS®

HERE TO GET *you* THERE



## Barehill Street

Littleborough, OL15 9BL

Offers In Excess Of £140,000



- CENTRE VILLAGE LOCATION
- TWO BEDROOMS
- IN NEED OF MODERISATION
- SOLD WITH NO CHAIN
- COUNCIL TAX BAND A

- GARDEN AND GARAGE TO REAR
- GREAT POTENTIAL
- WALKING DISTANCE TO TRAIN STATION
- LEASEHOLD
- EPC RATING C

Tel: 01706 390 500

# Barehill Street

Littleborough, OL15 9BL

Offers In Excess Of £140,000



Situated in the heart of Littleborough Village, this two-bedroom terraced home offers a fantastic opportunity to create your perfect home in a highly convenient location. Just a short walk from local shops, cafes, and the train station, it's ideal for those seeking village living with excellent transport links.

The property comprises a lounge, kitchen, cellar, landing, two bedrooms, and a shower room, all offering scope for modernisation and personalisation.

A rare feature of this home is the good-sized rear garden, complete with an outside store and garage, providing space for storage, gardening, and outdoor entertaining.

Viewing is strongly recommended to fully appreciate the potential this property offers.



### Lounge

14'8" x 14'5" (4.48 x 4.40)

A light and spacious front-facing lounge featuring a quality fire surround. While there is currently no gas fire fitted, the connection is in place for convenience. The room is accessed via a vestibule entrance and benefits from a door leading through to the kitchen, creating a practical flow for everyday living.

### Kitchen

11'9" x 9'5" (3.59 x 2.88)

A minimal kitchen with sink and drainer and plumbing for a washing machine, offering excellent potential to modernise and create a stylish family kitchen. The room provides access to the cellar and features a window and door opening out to the rear garden, allowing natural light to fill the space and providing a convenient connection to outdoor living.

### Cellar

Accessible via a door from the kitchen, the cellar provides useful storage space and houses the gas meter.

### Landing

### Bedroom 1

14'6" x 9'3" (4.43 x 2.82)

A double bedroom with a front-facing window, providing plenty of natural light and a bright, airy feel.

### Bedroom 2

11'7" x 9'7" (3.54 x 2.94)

A good-sized second bedroom featuring a cupboard housing the boiler and additional storage space. A rear-facing window fills the room with natural light and offers views over the garden.

### Shower Room

10'5" x 4'10" (3.20 x 1.49)

A shower room fitted with a modern step in shower, WC, and wash hand basin, complemented by a storage cupboard. A front-facing window allows natural light to brighten the space.

### Garden

A rare feature for a village centre property, this good-sized rear garden offers great potential for landscaping, outdoor entertaining, or family use. It also includes a garage (5.01m x 2.81m).

### Material Information - Littleborough

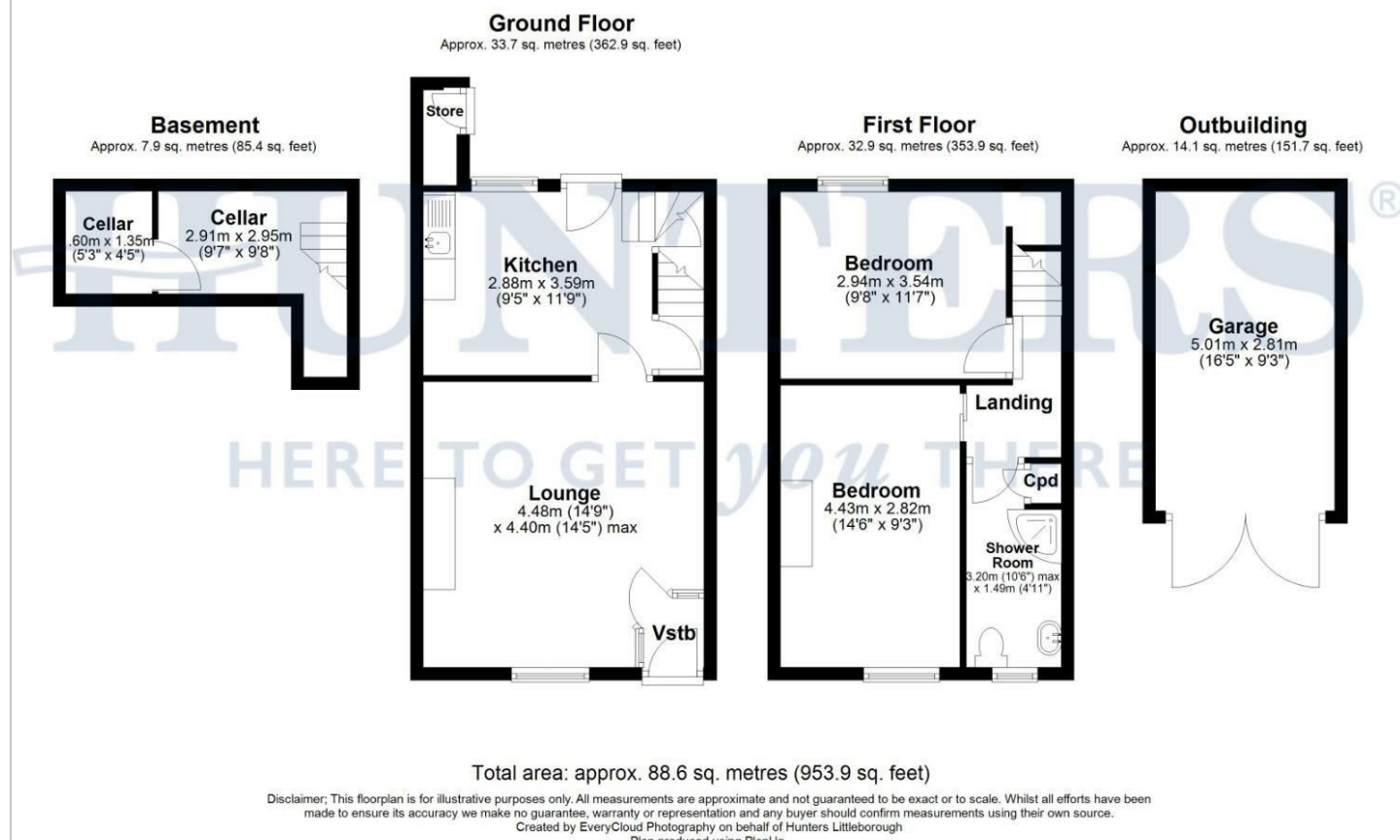
Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 850

Leasehold Annual Ground Rent Amount £2

Council Tax Banding; ROCHDALE COUNCIL BAND A

# Floorplan



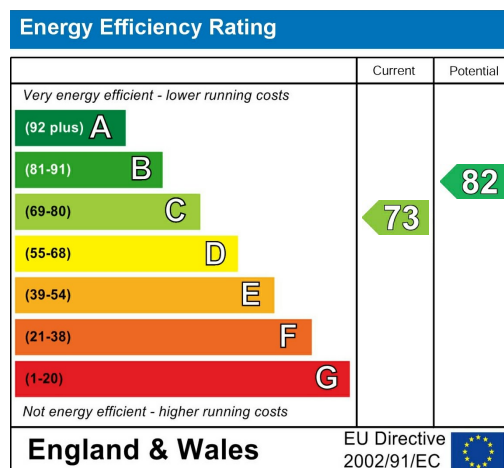








## Energy Efficiency Graph



## 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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