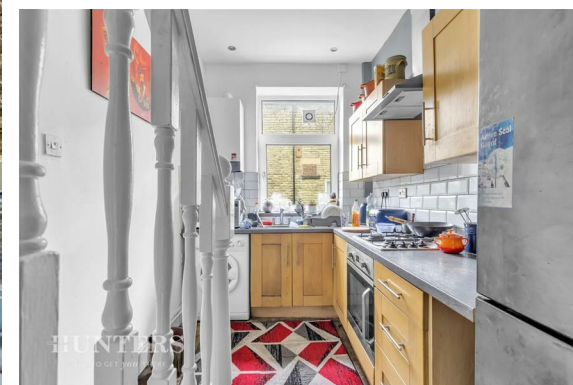




Pioneer Street, Littleborough, OL15 9BT

- TWO BEDROOM MID TERRACE
- WALKING DISTANCE TO LOCAL TRAIN STATION
- SPACIOUS LOUNGE
- EPC RATING TBC
- LEASEHOLD
- CENTRAL VILLAGE LOCATION
- BUY TO LET OPPORTUNITY
- SOLD WITH NO CHAIN
- COUNCIL TAX BAND A

£125,000



Pioneer Street, , Littleborough, OL15 9BT

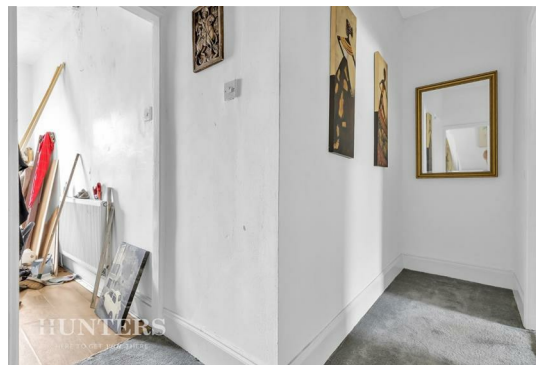
DESCRIPTION

Tucked away in the heart of Littleborough village, Hunters Estate Agents are delighted to present this mid-terrace property, perfectly suited to first-time buyers or buy-to-let investors.

The accommodation briefly comprises a spacious living room, fitted kitchen, two bedrooms, and a three-piece bathroom. Benefitting from gas central heating and double glazing throughout, the home is ready to move into.

Conveniently located just a short walk from local amenities including primary schools, shops, cafés, the park, and Littleborough's mainline train station, this property offers both comfort and excellent connectivity.

Offered for sale with no onward chain – early viewing is highly recommended.



Lounge

15'1" x 14'2"

A light and airy reception room with a front-facing window and ample space for furnishings. A feature multi-fuel stove is set within the chimney breast, creating a cosy focal point and a welcoming atmosphere.

Kitchen

15'5" max x 7'1"

A range of base and wall units with a built-in oven and hob, space for appliances with a sink and drainer set at the window that looks over the rear aspect. With access to the cellar. Stairs lead to the first floor.

Landing

Bedroom 1

6'6" x 9'5"

Double bedroom with a window to the front aspect.

Bedroom 2

12'2" max x 7'1"

Single bedroom with a rear aspect window.

Bathroom

11'11" x 4'5"

Three-piece suite briefing comprising of a low-level WC, pedestal wash hand basin, bath with a shower over. A window to the front aspect for light and ventilation.

Material Information - Littleborough

Tenure Type; LEASEHOLD

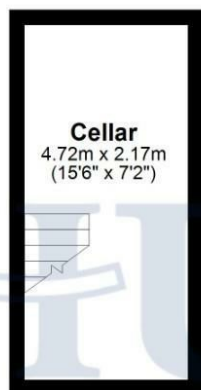
Leasehold Years remaining on lease: 842

Leasehold Ground Rent Amount:

Council Tax Banding; ROCHDALE COUNCIL BAND A

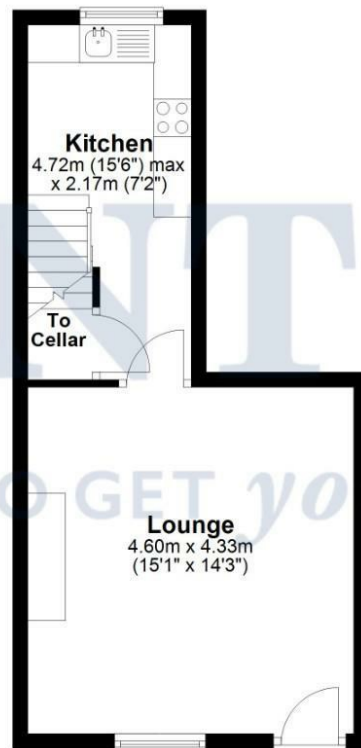
Basement

Approx. 10.2 sq. metres (110.2 sq. feet)



Ground Floor

Approx. 30.4 sq. metres (327.3 sq. feet)



First Floor

Approx. 30.4 sq. metres (327.7 sq. feet)



Total area: approx. 71.1 sq. metres (765.2 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.