

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## West View

Littleborough, OL15 0JD

£230,000



- RECENTLY RENOVATED MID TWO HOUSE
- IDYLIC CANAL SIDE LOCATION
- CONSERVATORY
- OFFERED WITH NO ONWARD CHAIN
- EPC RATING C

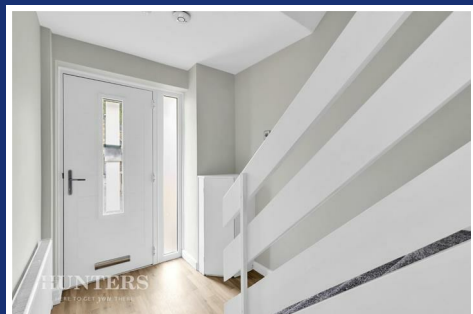
- TWO DOUBLE BEDROOMS
- CLOSE TO LITTLEBOROUGH VILLAGE AND ALL ITS AMENITIES
- GARDEN TO THE REAR AND DRIVEWAY PARKING TO THE FRONT
- COUNCIL TAX BAND B
- LEASEHOLD

Tel: 01706 390 500

# West View

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Hunters Estate Agents are delighted to offer to the market this beautifully presented, recently renovated two-bedroom mid-townhouse. Occupying an idyllic position overlooking the canal, the property enjoys a peaceful setting while remaining just a short distance from Littleborough village and its excellent range of amenities, including shops, schools, and the mainline train station offering direct links to both Manchester and Leeds city centres.

Having undergone recent renovations, including a brand-new kitchen and bathroom, this stylish home is ideal for first-time buyers. The accommodation comprises an open-plan kitchen and lounge, a conservatory, two bedrooms, and a modern bathroom.

Externally, the property benefits from a private driveway to the front providing off-road parking and a well maintained rear garden enjoying picturesque views over the canal.

This property is offered with NO ONWARD CHAIN and viewings are highly recommended.



### ENTRANCE HALLWAY

9'1" x 5'11" (2.78 x 1.82)

A welcoming entrance hall with stair access to the first floor and access to the lounge.

### OPEN PLAN LOUNGE DINER

13'8" max x 14'7" max (4.18 max x 4.47 max)

A bright and spacious open-plan lounge and dining area featuring an inset fireplace, ample space for a dining table, and flowing seamlessly into the newly fitted kitchen.

### KITCHEN

9'1" x 8'4" (2.78 x 2.56)

A brand new modern fitted kitchen, comprising of a range of wall and base units, sink and a range of fitted appliances including oven, hob, overhead extractor fan, fridge freezer and dishwasher. With plumbing for a washing machine and space for a tumble dryer.

### CONSERVATORY

11'3" x 12'5" (3.44 x 3.81)

A spacious conservatory situated to the rear of the property enjoying views of the garden and canalside.

### LANDING

9'4" x 5'11" (2.85 x 1.81)

With access to all first floor rooms, loft space and useful storage cupboard where the combi boiler can be located.

### BEDROOM ONE

11'0" max x 14'7" max (3.37 max x 4.47 max)

Overlooking the rear garden, canal, and hills beyond, offers this generously sized double bedroom, originally two separate bedrooms which has been opened to create this larger than average bedroom.

### BEDROOM TWO

11'9" x 8'4" max (3.59 x 2.56 max)

A further double bedroom located to the front of the property.

### BATHROOM

6'5" x 6'7" (1.97 x 2.03)

A recently fitted modern bathroom suite, fully tiled throughout, comprising of a bath with overhead electric shower and glass screen, low level WC, wash hand basin and heated towel rail.

### GARDEN AND PARKING

To the front offers a newly laid driveway, creating private parking for two cars and a decked seating area. To the rear boasts a well maintained tiered garden, with a raised and enclosed decked seating area and raised planting beds, enjoying an idyllic view overlooking the canal.

### Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 840

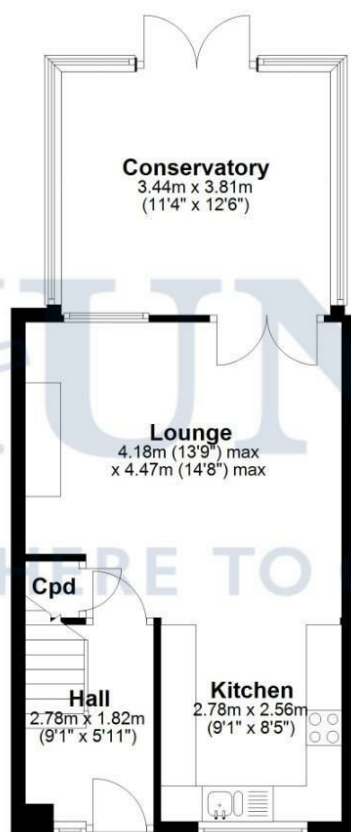
Leasehold Ground Rent Amount: £25.00

Council Tax Banding; ROCHDALE COUNCIL  
BAND B

# Floorplan

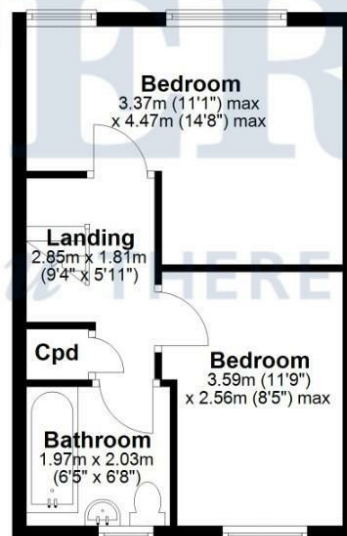
## Ground Floor

Approx. 45.1 sq. metres (485.1 sq. feet)



## First Floor

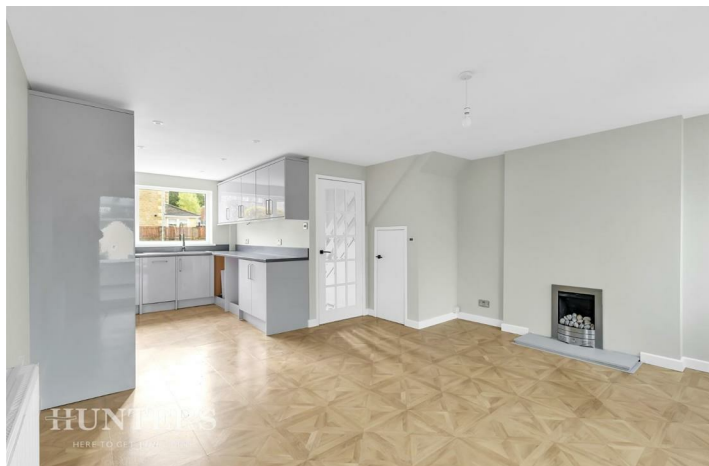
Approx. 31.6 sq. metres (340.0 sq. feet)



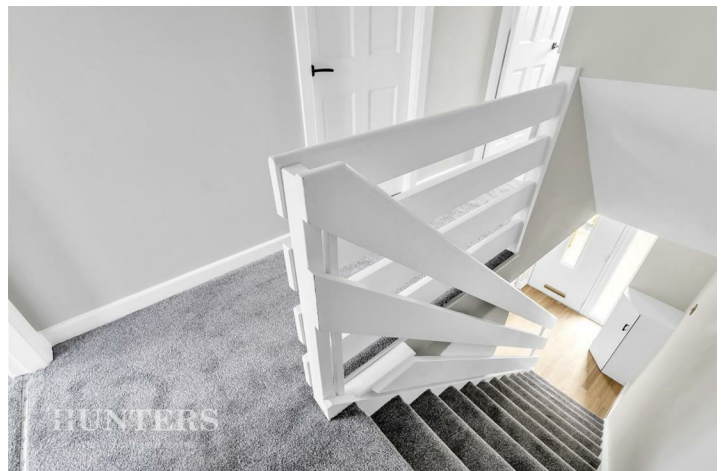
Total area: approx. 76.6 sq. metres (825.0 sq. feet)

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.



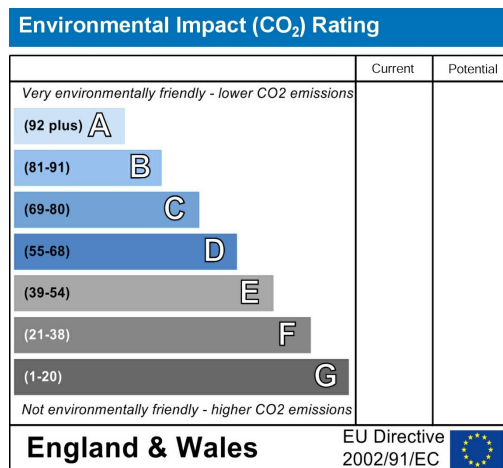
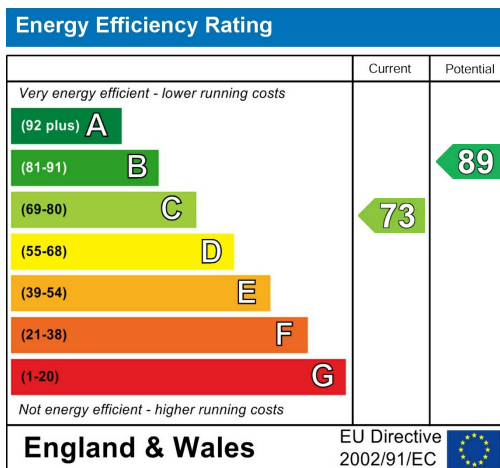








## Energy Efficiency Graph



## 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.

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