

# HUNTERS®

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## Gale Close

Littleborough, OL15 9EJ

£140,000



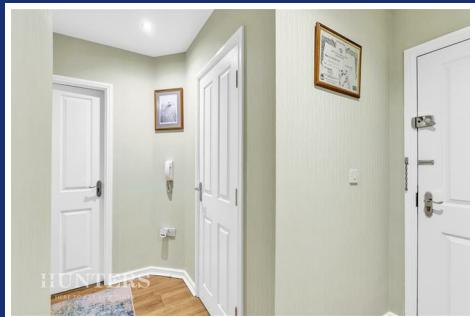
- SPACIOUS TWO-BEDROOM TOP-FLOOR APARTMENT
- CONVENIENT FOR LITTLEBOROUGH RAILWAY STATION
- ONE ALLOCATED CAR PARKING SPACE AND PLENTY OF VISITOR SPACES
- LEASEHOLD
- COUNCIL TAX BAND B
- BEAUTIFULLY DECORATED THROUGHOUT
- MODERN FITTED KITCHEN AND BATHROOM
- NO ONWARD CHAIN – READY TO MOVE INTO
- EPC RATING C

Tel: 01706 390 500

# Gale Close

Littleborough, OL15 9EJ

£140,000



Hunters Estate Agents are delighted to offer to the market this spacious and extremely well-presented two-bedroom top-floor apartment. It is located within a highly sought-after residential area, conveniently positioned for easy access to a wide range of local amenities. Littleborough Railway Station is within close proximity, providing excellent commuter links to Manchester, Leeds and beyond.

Internally, the property is beautifully decorated throughout and offers generous accommodation. The apartment benefits from a modern fitted kitchen and bathroom, two well-proportioned bedrooms, and a bright living space enjoying attractive views over the neighbouring woodland, where deer and other wildlife are often sighted.

Externally, the property is offered for sale with one allocated car parking space and plenty of visitor spaces, along with access to well-maintained communal grounds.

The apartment is sold with no onward chain, making it ideal for first-time buyers, downsizers, or investors alike.

Early viewing is highly recommended to fully appreciate the size, presentation, and enviable setting of this superb home.

## Hall

A welcoming hall is well-lit with ceiling lights and has wooden flooring that adds warmth to the entrance. A small cupboard provides practical storage.

## Lounge Area and Kitchen Area

12'1" x 15'7" (Lounge), 12'1" x 6'4" (Kitchen)  
(3.69m x 4.75m (Lounge), 3.69m x 1.92m  
(Kitchen))

This bright and spacious open-plan lounge and kitchen area benefits from many windows that flood the room with natural light and overlook the neighbouring woodland area. The lounge is beautifully presented and offers a comfortable and spacious living area. The adjoining kitchen is fitted with sleek modern grey cabinets and light countertops, complemented by a blue glass splashback. Integrated appliances include an oven and cooker hood, with space for a washing machine and fridge freezer. Further space for a dining table with chairs completes the room, creating an inviting space for relaxing and entertaining.

## Bedroom 1

14' x 12'2" max (4.26m x 3.70m max)

A peaceful and spacious double bedroom with wooden flooring and a large window allowing natural light to fill the room. The room is larger than most within this development and boasts a set of fitted wardrobes, providing ample storage.

## Bedroom 2

6'8" x 12'2" (2.02m x 3.70m)

This bright single bedroom has white walls and wooden flooring, with a large window providing plenty of natural light.

## Bathroom

8'3" x 6'1" (2.51m x 1.85m)

A modern bathroom featuring tiled walls with a decorative border. It is fitted with a white

pedestal sink, toilet, and a bathtub with an overhead shower. A mirrored cabinet and a glass shelf add practical storage solutions.

## Parking and Communal Grounds

One allocated car parking space and plenty of visitor spaces, along with access to well-maintained communal grounds.

## Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 979

Leasehold Annual Service Charge: £1,171.00

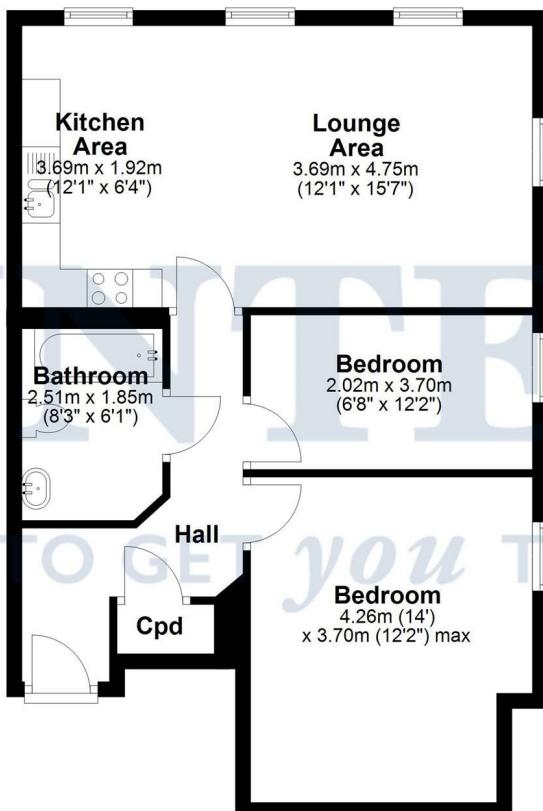
Leasehold Ground Rent Amount: £75.00

Council Tax Banding; ROCHDALE COUNCIL  
BAND B

## Floorplan

### Second Floor

Approx. 61.2 sq. metres (658.4 sq. feet)



Total area: approx. 61.2 sq. metres (658.4 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.

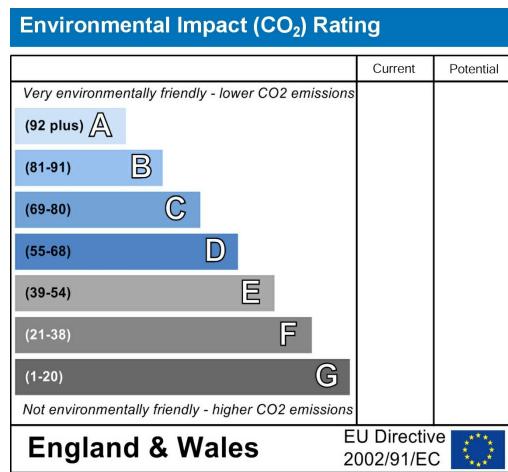
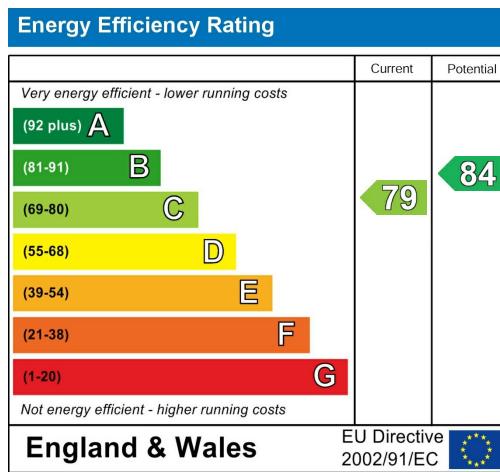




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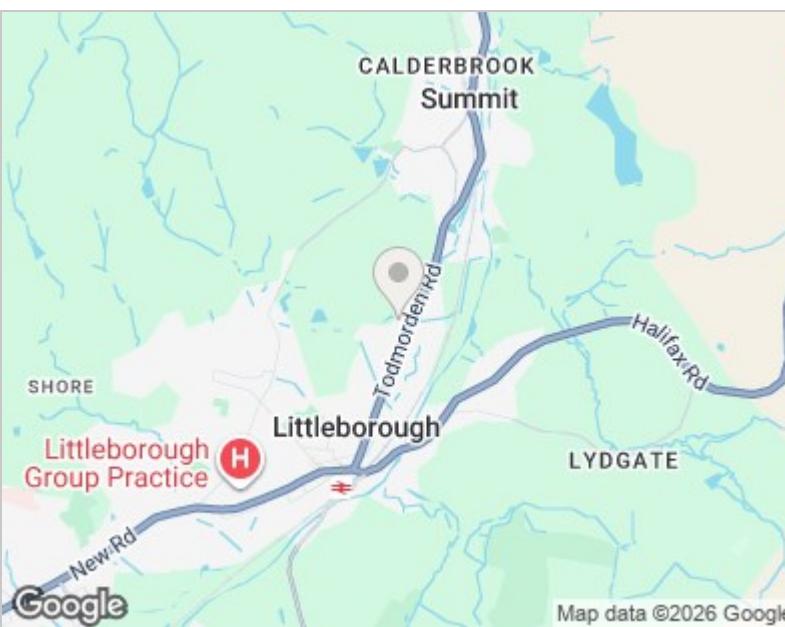
## Energy Efficiency Graph



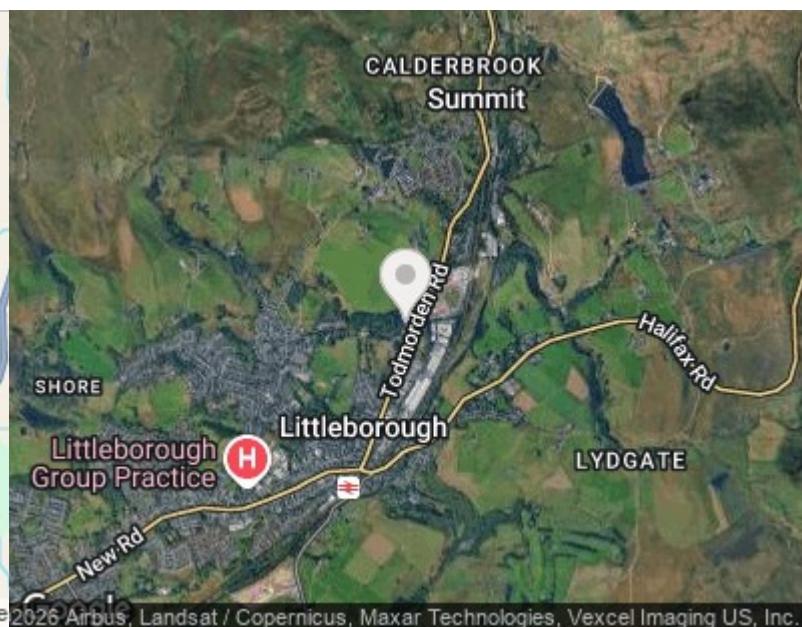
## Viewing

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



Tel: 01706 390 500



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](mailto:littleborough@hunters.com)  
<https://www.hunters.com>

