







Halifax Road, Littleborough, OL15 0HZ

- TWO BEDROOMS
- SITUATED CLOSE TO LITTLEBOROUGH VILLAGE AND ITS LOCAL AMENITIES
- BEING SOLD WITH NO ONWARD CHAIN
- COUNCIL TAX BAND A
- STONE BUILT BACK TO BACK PROPERTY
- FITTED KITCHEN, BATHROOM AND CELLAR
- EPC RATING D
- LEASEHOLD

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£139,950

Halifax Road, Littleborough, OL15 0HZ

DESCRIPTION

Situated a short distance from Littleborough village, this two-bedroom back-to-back property is ideally positioned for access to a range of local amenities, including shops, schools and Littleborough train station, which provides direct links to both Manchester and Leeds city centres.

Internally, the property comprises a welcoming lounge, fitted kitchen, useful cellar, two bedrooms and a fitted bathroom suite. The property offers well-proportioned accommodation and would make an ideal home for first-time buyers, couples or investors.

Offered with NO ONWARD CHAIN.









Lounge
13'3" x 12'4"
This welcoming lounge offers a bright and airy space with light walls and wood-effect flooring that create a warm atmosphere. The room features a traditional-style fireplace painted in a contrasting dark tone, adding a charming focal point. A large window allows natural light to fill the room, enhancing its inviting feel.

Kitchen
13'0" x 9'1"
The kitchen provides a practical and efficient space with a modern layout. It features a range of wall and base units, and dark countertops paired with dark tiled flooring. Integrated appliances include a gas hob and oven under a stainless steel extractor hood. With access to the cellar and stairs leading to the first floor.

Landing
Providing access to all first floor rooms.

Bedroom 1
10'3" x 7'4"
This bedroom is cosy and naturally lit by a large window, with space for a range of bedroom furniture.

Bedroom 2
7'6" x 12'3"
A second bedroom featuring a large window providing natural light, an ideal single bedroom or home office.

Bathroom
5'5" x 9'1"
The bathroom features a modern white suite including a bath with an overhead shower, a wash basin, and a low level WC. A small window provides ventilation and natural light, completing this fresh and practical space.

Material Information - Littleborough
Tenure Type; LEASEHOLD
Leasehold Years remaining on lease; 952
Leasehold Ground Rent Amount: £10.00
Council Tax Banding; ROCHDALE COUNCIL BAND A

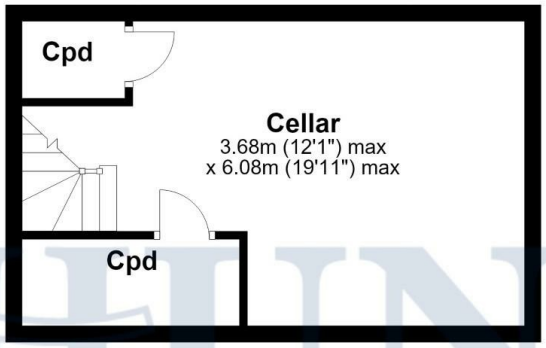

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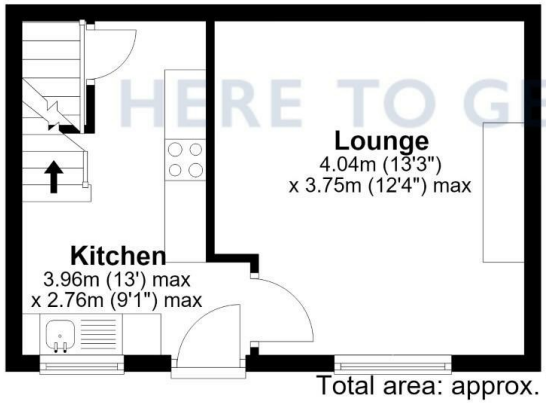

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Basement
Approx. 22.4 sq. metres (240.8 sq. feet)



Ground Floor
Approx. 24.6 sq. metres (264.5 sq. feet)



First Floor
Approx. 24.6 sq. metres (264.5 sq. feet)



Total area: approx. 71.5 sq. metres (769.8 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.
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Viewings

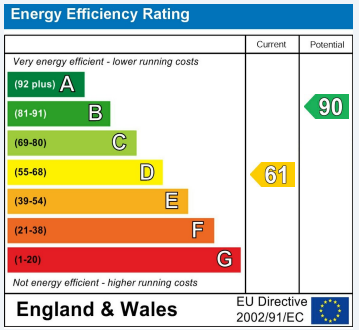
Please contact littleborough@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

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.



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.

The Property Ombudsman

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