

HUNTERS[®]

HERE TO GET *you* THERE



James Street

Littleborough, OL15 8LT

£155,000



- DECEPTIVELY SPACIOUS MID TERRACED PROPERTY
- TWO BATHROOMS
- COMMUNAL GARDEN TO THE REAR
- EPC RATING C
- LEASEHOLD

- TWO DOUBLE BEDROOMS
- CLOSE TO LITTLEBOROUGH VILLAGE
- SOLD WITH NO ONWARD CHAIN
- COUNCIL TAX BAND A

Tel: 01706 390 500

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£155,000



This well presented two-bedroom end-terrace home offers bright, spacious accommodation throughout, making it an ideal choice for a range of buyers.

The ground floor comprises a generous lounge and modern fitted kitchen. Leading to the first floor offers two well-proportioned double bedrooms, with the master boasting its own private en-suite shower room, along with a modern bathroom suite.

Externally, the property benefits from on-street parking to the front and side. To the rear, there is access to a shared garden with a paved seating area—ideal for relaxing or entertaining.

Situated close to local amenities, beautiful countryside walks, and is just a short distance from Littleborough village. Offered for sale with no onward chain, this property is perfect for first-time buyers, investors, or those looking to downsize.

Early viewing is highly recommended to fully appreciate what this lovely home has to offer.

Lounge

14'2" x 16'10" (4.33m x 5.12m)

The lounge offers a bright and spacious area, featuring a large front-facing window and an arched door with glass panelling, it invites plenty of natural light.

Kitchen

8'5" x 16'10" max (2.56m x 5.12m max)

This well-designed kitchen provides ample storage with a range of wall and base units, and contrasting dark work surfaces. It is fitted with integrated appliances including an oven and hob, and space for a freestanding washing machine and fridge freezer. A window above the sink looks out to the rear, bringing in natural light and ventilation.

Landing

5'3" x 5'11" (1.61m x 1.81m)

With access to all bedrooms and main bathroom.

Bedroom

12'2" x 13' (3.71m x 3.97m)

The master bedroom is a generous double room with a large window to the front of the property. With space for an array for bedroom furniture and access to the en-suite bathroom and useful storage cupboard.

En-suite Shower Room

The en-suite shower room features a modern white suite with a walk in shower, pedestal wash basin and low level WC.

Bedroom 2

9'2" x 10'6" (2.79m x 3.21m)

A second double bedroom, benefits from a rear-facing window that fills the room with natural light.

Bathroom

4'10" x 5'11" (1.47m x 1.81m)

The bathroom is fitted with a white suite

including a bath with a shower attachment, a pedestal basin, and a low level WC. Partly tiled and a frosted window to the rear elevation.

Communal Garden

The rear communal garden offers a pleasant outdoor space with a laid lawn bordered by paved areas, providing a perfect space to sit out.

Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 793

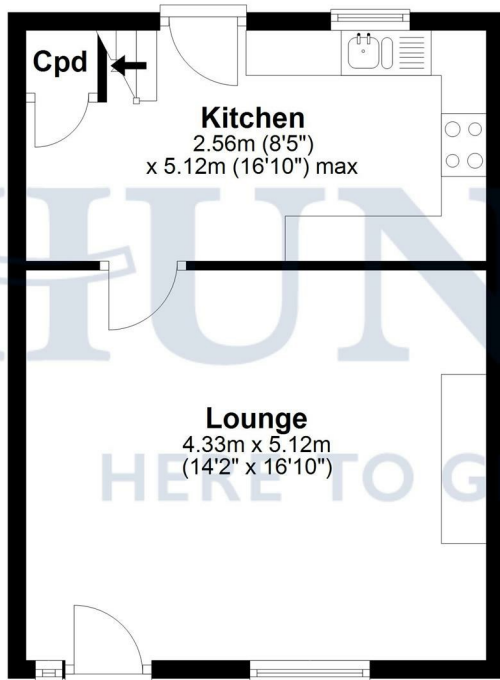
Leasehold Ground Rent Amount: £3.00

Council Tax Banding; ROCHDALE COUNCIL
BAND A

Floorplan

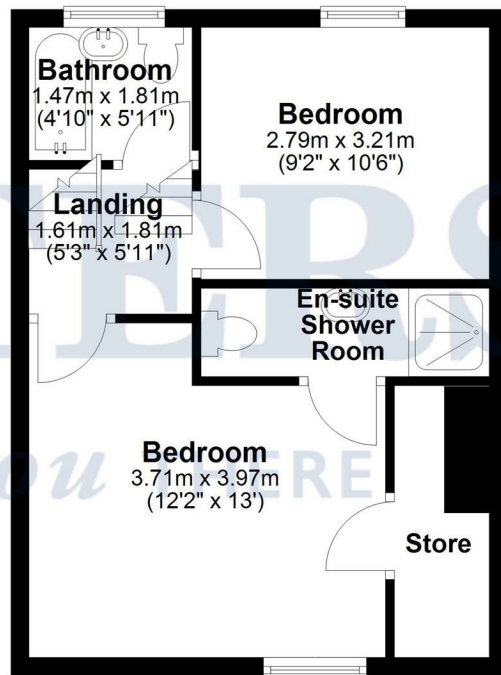
Ground Floor

Approx. 35.8 sq. metres (385.2 sq. feet)



First Floor

Approx. 35.8 sq. metres (385.2 sq. feet)

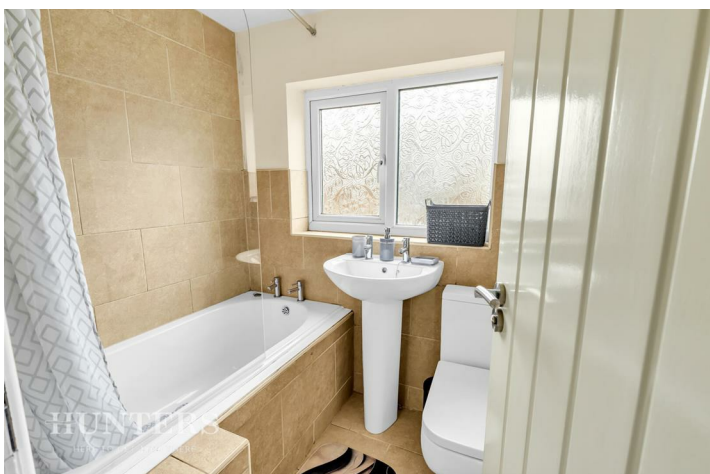
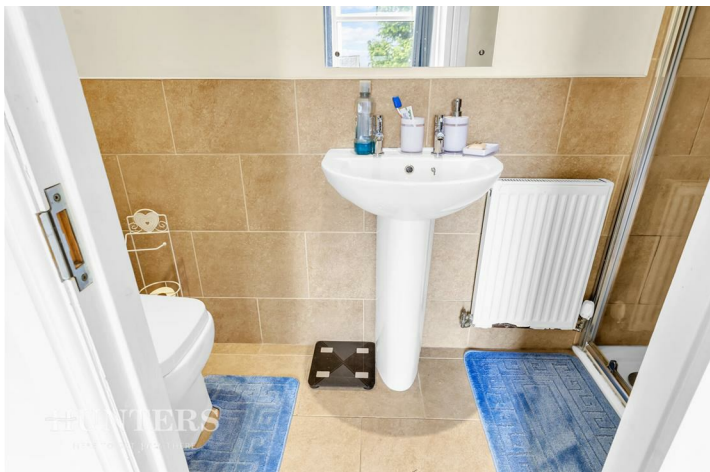


Total area: approx. 71.6 sq. metres (770.3 sq. feet)

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.

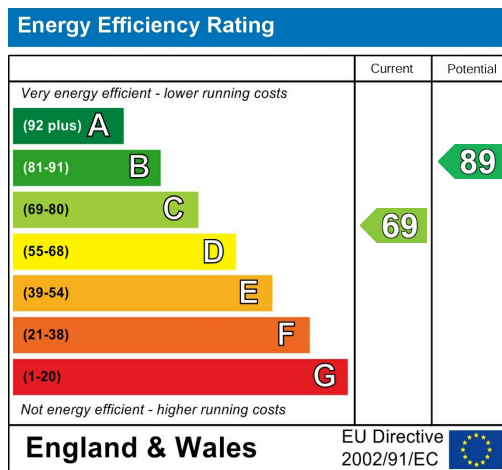
Created by EveryCloud Photography on behalf of Hunters Littleborough
Plan produced using PlanUp.







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.

85 Church Street, Littleborough, OL15 8AB
Tel: 01706 390 500 Email: littleborough@hunters.com
<https://www.hunters.com>

