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## Gale Close, Littleborough, OL15 9EJ

- TWO BEDROOM SECOND FLOOR APARTMENT
- OPEN PLAN LOUNGE & KITCHEN
- IDEAL FOR FIRST TIME BUYERS OR INVESTORS
- COUNCIL TAX BAND B
- LEASEHOLD
- POPULAR LOCATION CLOSE TO LITTLEBOROUGH CENTRE
- ALLOCATED & VISITOR PARKING
- SOLD WITH NO ONWARD CHAIN
- EPC RATING C
- \*NO PETS\*

**£135,000**



# Gale Close, , Littleborough, OL15 9EJ

## DESCRIPTION

Situated in a popular and convenient location close to Littleborough centre, this two bedroom second floor apartment offers easy access to a range of local shops, cafes and restaurants, as well as the main line train station providing direct links to Leeds and Manchester. The property is also surrounded by beautiful countryside and canal-side walks, making it ideal for those who enjoy outdoor living.

Located on the top floor, the apartment benefits from its own foyer entrance area leading into an entrance hall, an open plan lounge and kitchen, two bedrooms and a bathroom. The property further benefits from electric heating, double glazing, allocated parking and visitor parking spaces.

Offered for sale with no onward chain, the property has previously been a successful rental investment, currently achieving £750 pcm. It would make an ideal purchase for investors, first time buyers or those looking to downsize.



### Hall

A welcoming hallway offers access to all main rooms and includes a useful storage cupboard.

### Lounge Area and Kitchen Area

11'11" x 15'4"

This comfortable lounge area offers ample space for relaxing and entertaining, featuring a large window that allows natural light to fill the room. Adjoining this is the kitchen area, which is thoughtfully arranged to maximise space with a range of wall and base units, sink, oven with hob and space for freestanding appliances including washing machine and fridge freezer. The open-plan design creates a practical and welcoming living space.

### Bedroom 1

9'4" x 11'11"

A double bedroom with a window that overlooks the outside, allowing for pleasant natural light. It is a well-proportioned room with space for additional furniture.

### Bedroom 2

6'5" x 11'11"

This second bedroom is slightly smaller but still offers enough room for a single bed and furniture, with a window providing natural light and a bright atmosphere.

### Bathroom

7'10" x 6'5"

The bathroom is fitted with a white three-piece suite comprising a bath with shower, a pedestal wash basin, and a WC. The tiled walls and floor create a clean, fresh look with a simple yet practical design.

### Parking and Communal Gardens

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

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



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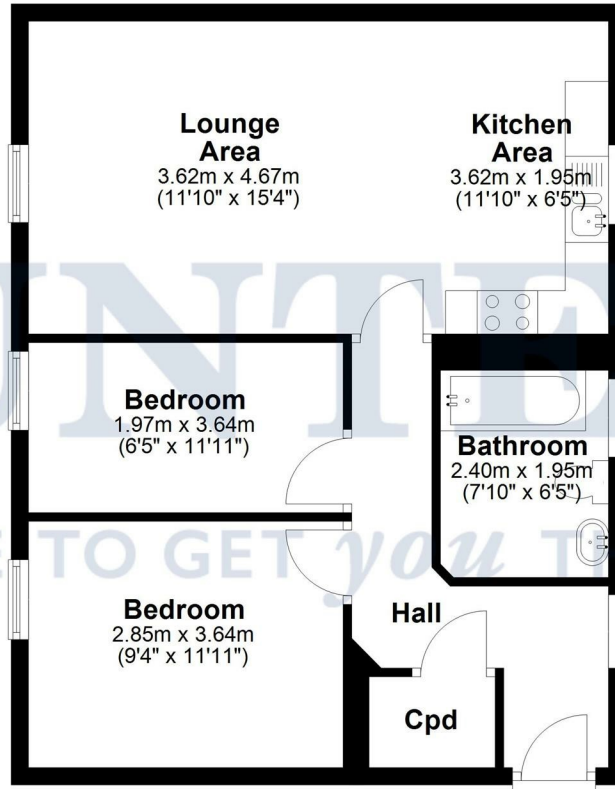
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## Second Floor

Approx. 56.8 sq. metres (611.3 sq. feet)



Total area: approx. 56.8 sq. metres (611.3 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.

### Viewings

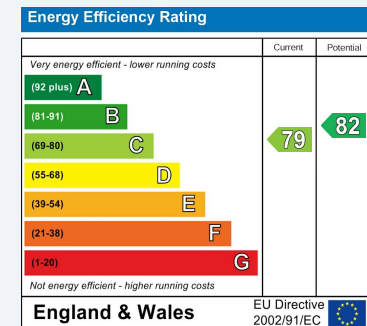
Please contact [littleborough@hunters.com](mailto:littleborough@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.



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