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HERE TO GET *you* THERE



Featherstall Road

Littleborough, OL15 8DW

Offers In Excess Of £120,000

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Council Tax: A





34 Featherstall Road

Littleborough, OL15 8DW

Offers In Excess Of £120,000





Lounge
14' x 13'8" (4.26m x 4.16m)
This spacious lounge features a large window that fills the room with natural light. Traditional feel with high ceilings and a built-in cupboard near the entrance.

Kitchen
9'6" x 12' (2.90m x 3.66m)
The kitchen is well-lit with two windows, including one above the sink, and a door leading to the rear. In need of modernisation with great potential and plenty of space on offer.

Landing
The landing provides access to the bedrooms and bathroom on the first floor.

Bedroom 1
10'2" x 13'8" (3.10m x 4.16m)
This bedroom has carpeted flooring and a large window with leaded glass that brightens the room.

Bedroom 2
6'9" x 12' (2.05m x 3.66m)
The second bedroom has a rear aspect window and offers a simple and bright space that could be used as a bedroom or office.

Bathroom
5'1" x 10'8" (1.56m x 3.26m)
The bathroom offers plenty of space for a three piece suite.

External
A small garden to the front set back slightly off the road side with access to a cobbled area at the rear.

(NB The rear space is not on the Title Plan for this property).

Material Information - Littleborough
Tenure Type; FREEHOLD
Council Tax Banding; ROCHDALE COUNCIL BAND A


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Road Map



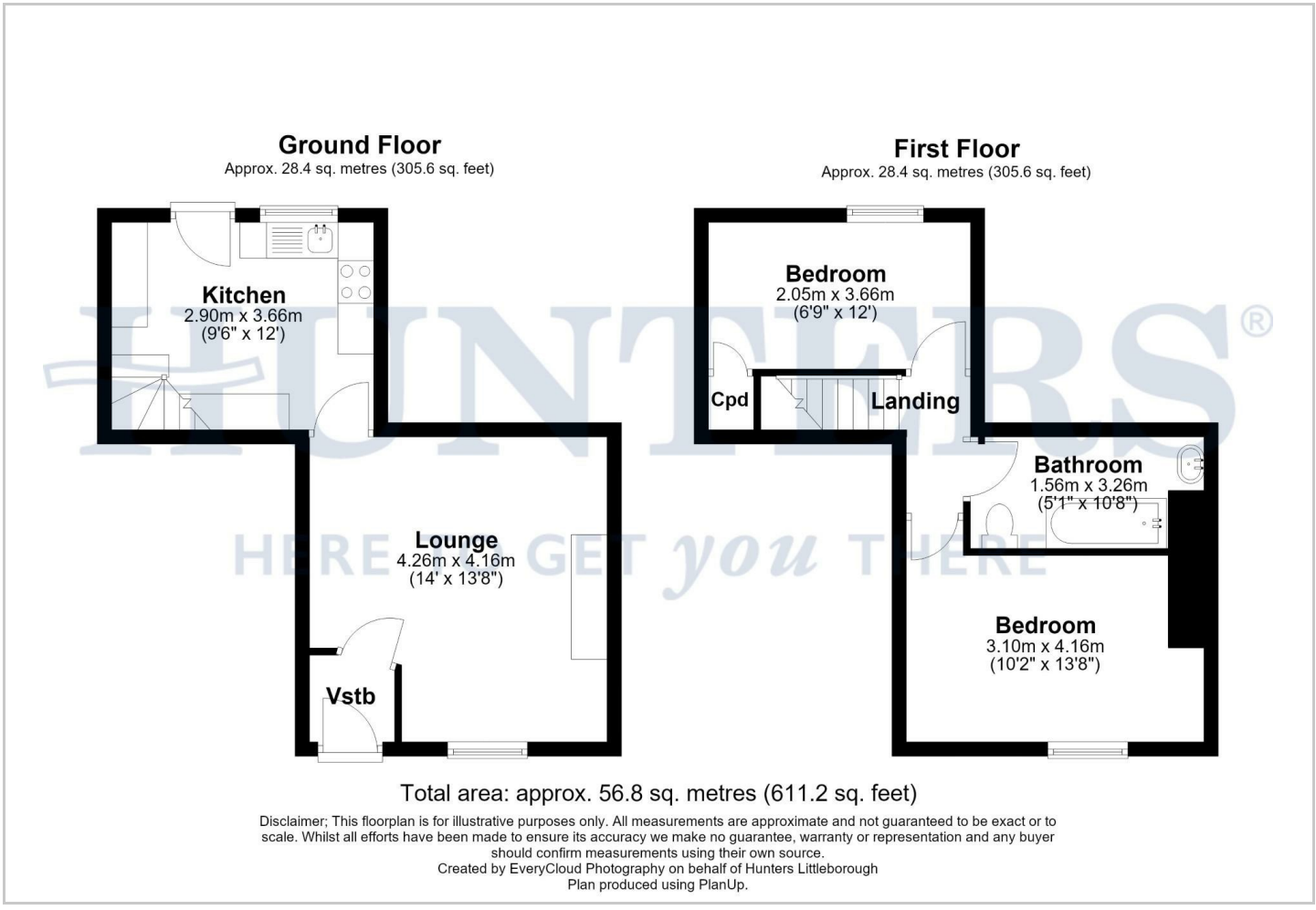
Hybrid Map



Terrain Map



Floor Plan



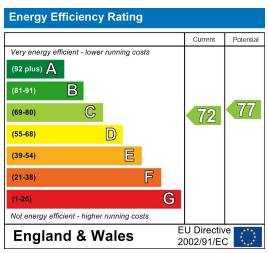
Total area: approx. 56.8 sq. metres (611.2 sq. feet)

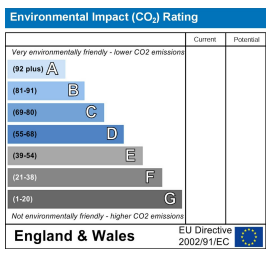
Disclaimer; This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.
Created by EveryCloud Photography on behalf of Hunters Littleborough
Plan produced using PlanUp.

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.

Energy Efficiency Graph





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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