



## May Place

Littleborough, OL15 8NG

£155,000



- WELL PRESENTED SEMI DETACHED
- IDEAL BUY TO LET
- CONVENIENT LOCATION
- LEASEHOLD

- TWO BEDROOMS
- IDEAL FOR DOWNSIZING
- COUNCIL TAX BAND A
- EPC RATING D

# May Place

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£155,000



Well-presented two-bedroom semi-detached home occupying a highly convenient position in Littleborough, ideally located close to local shops, reputable schools, and excellent transport links. Smithy Bridge and Littleborough train stations are both within easy access, making this an ideal choice for commuters.

The accommodation comprises a welcoming lounge and a well-appointed kitchen, with the added benefit of a recently tanked cellar complete with new cellar steps, offering valuable storage.

To the first floor are two well-proportioned bedrooms and a family bathroom. Externally, the property enjoys use of a forecourt garden to the front.

An internal inspection is highly recommended to fully appreciate what this property has to offer. Perfect for first-time buyers, those looking to downsize, or investors seeking a strong buy-to-let opportunity.



### Lounge

15'9" x 11'6" (4.80m x 3.52m)

A bright lounge featuring a large window that fills the room with natural light. The space is welcoming with neutral décor and provides a comfortable area for relaxation, with room for seating and entertainment.

### Kitchen

11'1" x 6'1" max (3.39m x 1.86m max)

A modern kitchen, fitted with a range of wall and base units, and contrasting dark countertops. It includes integral appliances such as a gas hob and oven, alongside space for a washing machine. The layout is efficient with space maximised, and a window allows natural light to brighten the room. The stairs rise from the kitchen to the first floor and stairs leading to the cellar.

### Cellar

11'1" x 6'1" (3.39m x 1.86m)

The cellar offers additional storage space. It is a practical area for keeping household items or for use as a utility room, accessible via stairs from the ground floor.

### Landing

3'11" x 7'6" (1.21m x 2.29m)

With access to both bedrooms and bathroom.

### Bedroom 1

11'6" x 7'6" (3.49m x 2.29m)

A generous double bedroom enjoying open views to the front and ample space for furniture.

### Bedroom 2

10'3" x 10'2" (3.12m x 3.09m)

The second bedroom is a versatile room, an ideal single bedroom or home office. With a large window, the room is bright and can easily be adapted to suit individual needs.

### Bathroom

5'2" x 7'5" max (1.58m x 2.26m max)

A bathroom with modern fittings, including a bath with a stylish glass screen, a low level WC, and a pedestal basin. Partly tiled with a frosted window allowing natural light.

### External

To the front is a fully enclosed yard. Although not on the Title Plan for this property the occupiers have always had use of the space, which has a right of access across for the one neighbouring property.

### Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease;

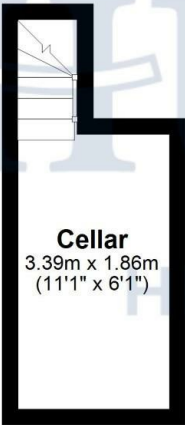
Leasehold Annual Ground Rent Amount  
£1.0s.0d

Council Tax Banding; ROCHDALE COUNCIL  
BAND A

Floorplan

Basement

Approx. 7.3 sq. metres (78.9 sq. feet)



Ground Floor

Approx. 22.3 sq. metres (239.7 sq. feet)



First Floor

Approx. 26.3 sq. metres (283.1 sq. feet)



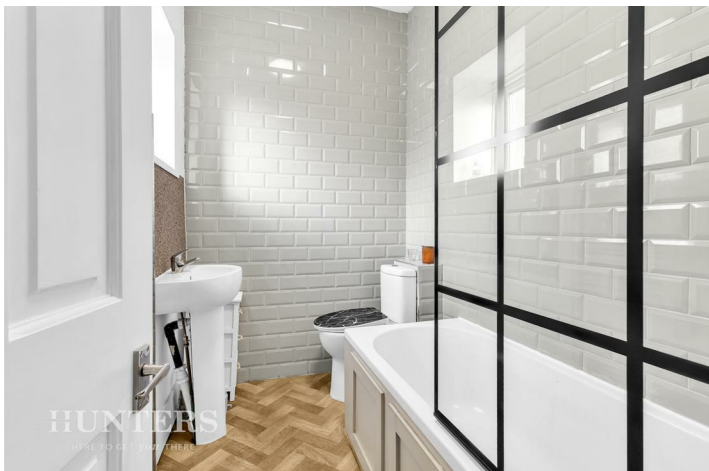
Total area: approx. 55.9 sq. metres (601.7 sq. feet)

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.

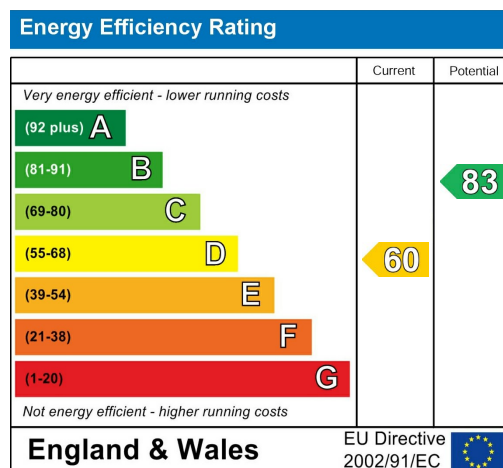
Created by EveryCloud Photography on behalf of Hunters Littleborough  
Plan produced using PlanUp.







## 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.

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