

HUNTERS®

HERE TO GET *you* THERE



HUNTERS

Summit

Littleborough, OL15 9QX

£140,000



Council Tax: B



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96 Summit

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Hall

The welcoming hallway provides access to the lounge and dining room.

Lounge

12'5" x 12'4" (3.78m x 3.77m)

The lounge offers a cosy and inviting space with a large window to the front. Central to the room is a charming feature fireplace with a distinctive tiled hearth and a stone surround set against a white backdrop.

Dining Room

13'1" x 15'9" max (3.99m x 4.81m max)

The dining room is a generous and bright space with an exposed stone wall and stone fireplace adding creating a character feel. With stairs leading to the first floor and stairs to the cellar.

Cellar

13'1" x 8' (3.99m x 2.44m)

Accessed via the dining room.

Kitchen

9'4" x 7'1" (2.83m x 2.17m)

The kitchen is a compact yet practical space with a range of wall and base units. A window above the sink allows natural light to stream in, while the layout accommodates space for freestanding appliances including a washing machine and gas cooker. With a door leading to the rear garden.

Bedroom 1

12'5" max x 15'9" (3.78m max x 4.81m)

Bedroom 1 is a bright and spacious room featuring two large windows that fill the space with natural light.

Bedroom 2

13'1" x 9'9" (3.99m x 2.98m)

Bedroom 2 is a comfortable room with a single window overlooking the rear of the property.

Bathroom

4'7" x 7'1" (1.40m x 2.17m)

The bathroom is fully tiled in neutral tones with a spacious layout that includes a white pedestal sink, toilet, and a bath with a shower attachment and a glass screen. A frosted window provides privacy while allowing daylight to fill the room.

Attic Room

6'7" x 15'9" (2.00m x 4.81m)

The attic room, situated on the second floor, is accessed via the bathroom, suitable for a study or additional storage space.

Rear Garden

The rear garden is a quaint, paved outdoor area enclosed by low stone walls, ideal for those wanting to sit out.

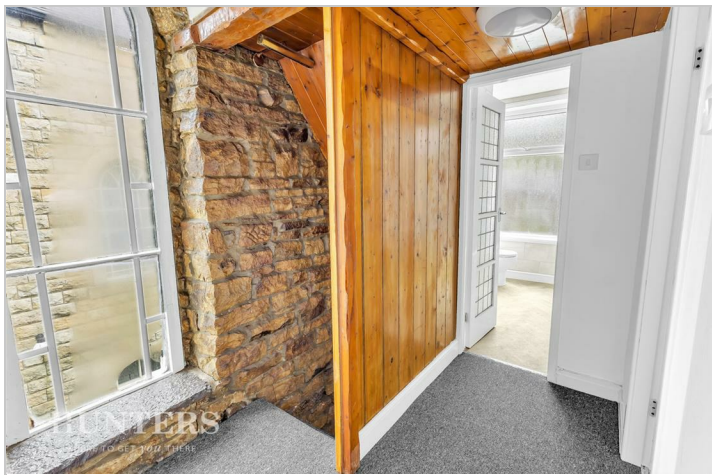
Material Information - Littleborough

Tenure Type; LEASEHOLD

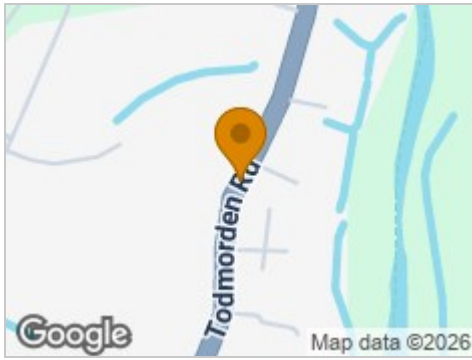
Leasehold Years remaining on lease; 883

Leasehold Annual Ground Rent Amount £1.5s.3d

Council Tax Banding; ROCHDALE COUNCIL BAND B



Road Map



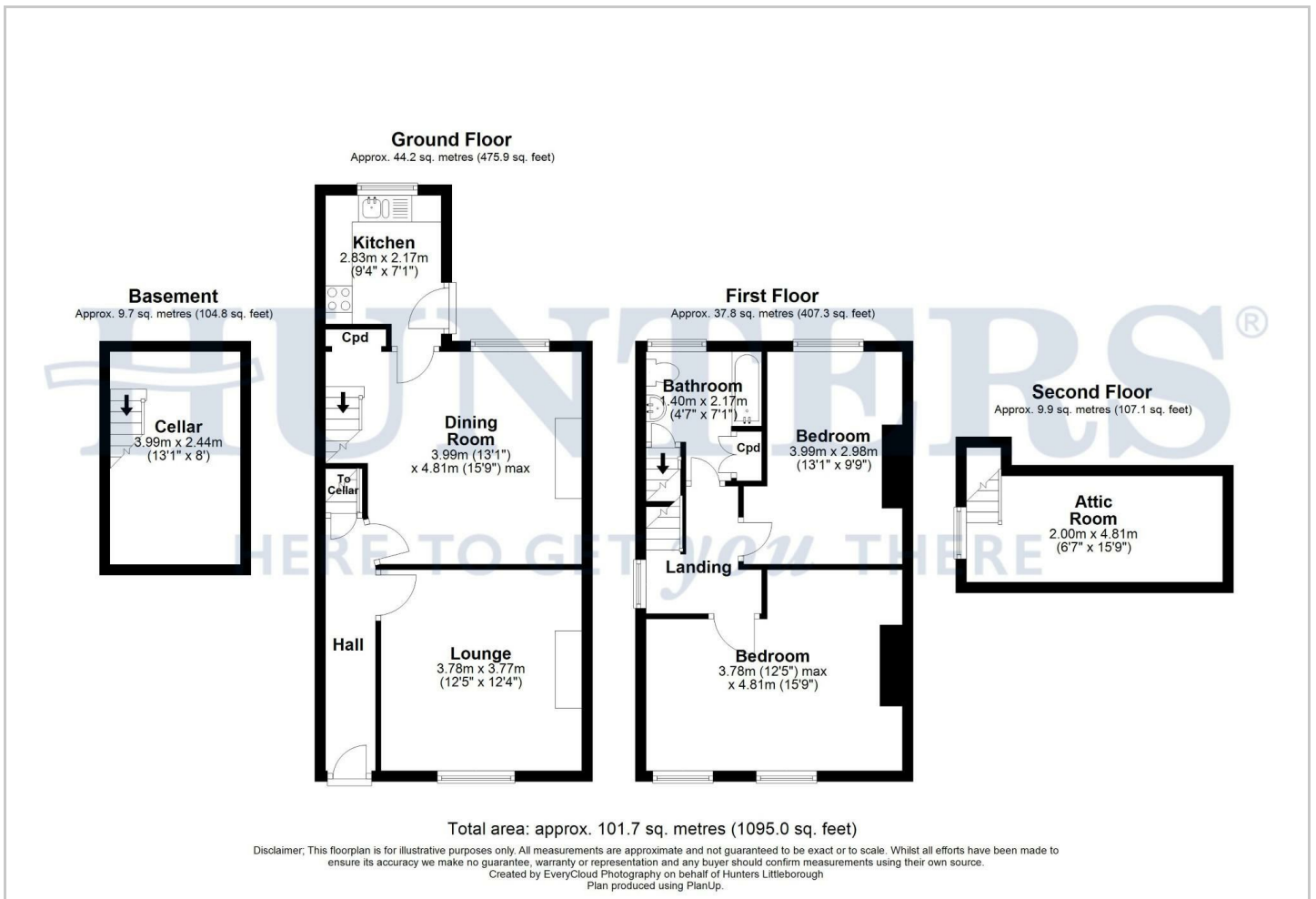
Hybrid Map



Terrain Map



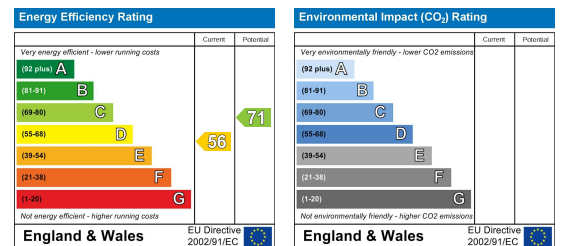
Floor Plan



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.