



Smith Street

Littleborough, OL15 9BX

£129,950



- TWO BEDROOM MID TERRACE PROPERTY
- WALKING DISTANCE TO TRAIN STATION
- FITTED KITCHEN AND BATHROOM
- NO ONWARD CHAIN
- COUNCIL TAX BAND A
- SITUATED IN THE HEART OF LITTLEBOROUGH VILLAGE
- SPACIOUS LOUNGE
- AN IDEAL FIRST TIME BUY OR BUY TO LET INVESTMENT
- EPC RATING C
- FREEHOLD

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Situated in the heart of Littleborough village, Hunters Estate Agents are delighted to present this two-bedroom mid-terrace property, offering an excellent opportunity for first-time buyers and buy-to-let investors alike.

The well-proportioned accommodation briefly comprises a welcoming and spacious living room, fitted kitchen, two bedrooms and a modern-style three-piece bathroom suite.

Further benefits include gas central heating and double glazing throughout, making this an ideal home for those looking to move straight in or add to their property portfolio.

Perfectly positioned for convenience, the property is within easy walking distance of a range of local amenities, including primary schools, shops, cafés, local parks and Littleborough's mainline train station, providing excellent transport links for commuters.

Offered for sale with NO ONWARD CHAIN, this is an opportunity not to be missed. Early viewing is highly recommended to fully appreciate the location and potential this property has to offer.

Lounge

15'1" x 14' (4.59m x 4.27m)

This inviting lounge offers a bright and airy space with light wooden flooring and a feature fireplace which forms a charming focal point. A large window allows natural light to fill the room, while the doorway leads seamlessly through to the adjacent kitchen.

Kitchen

15' max x 7'1" (4.56m max x 2.15m)

The kitchen is a well-appointed space with a range of wall and base units providing ample storage, complemented by dark countertops and tiled splashbacks. A built-in oven and gas hob sit beneath a stainless steel extractor hood. The kitchen benefits from a window overlooking the rear, filling the room with natural light, and the tiled flooring adds a practical touch. The space also accommodates the staircase to the upper floor and access to the cellar.

Bedroom 1

15'1" max x 8'11" (4.59m max x 2.73m)

A spacious double bedroom located to the front of the property.

Bedroom 2

12' max x 7'1" (3.66m max x 2.15m)

A second bedroom benefitting from a large window that enhances the natural light.

Bathroom

11'9" x 4'9" (3.59m x 1.44m)

The bathroom is neatly finished with tiled walls and a wood effect floor that adds warmth to the space. It includes a white bathtub with an overhead electric shower, a pedestal basin, and a close-coupled WC. A window to the rear provides natural light and ventilation, enhancing the room's bright and clean feel.

Cellar

15' max x 7'1" (4.56m max x 2.15m)

The cellar offers a useful storage space located below ground, accessed via a staircase.

Material Information - Littleborough

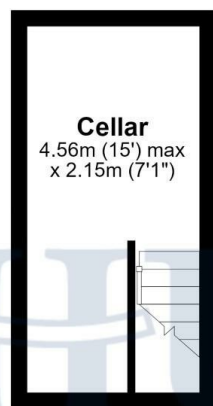
Tenure Type; FREEHOLD

Council Tax Banding; ROCHDALE COUNCIL
BAND A

Floorplan

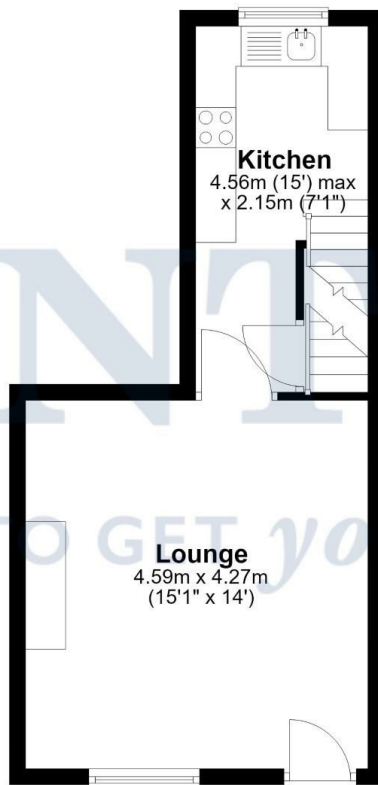
Basement

Approx. 9.8 sq. metres (105.4 sq. feet)



Ground Floor

Approx. 29.4 sq. metres (316.8 sq. feet)



First Floor

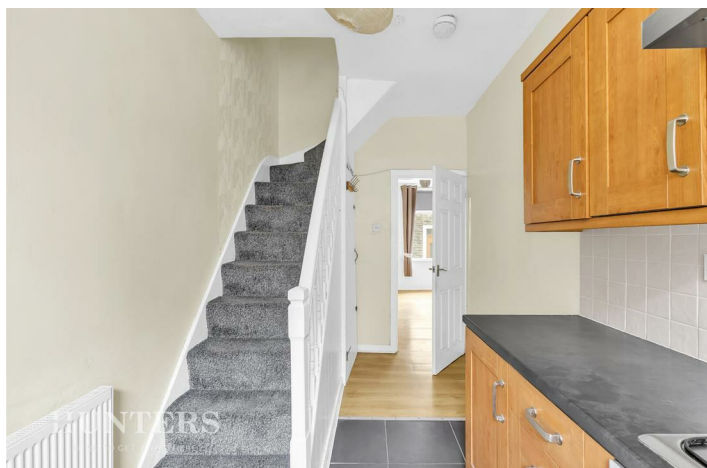
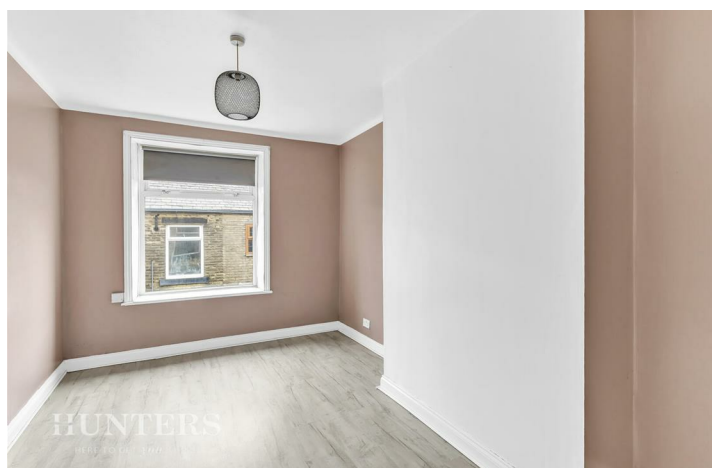
Approx. 29.6 sq. metres (318.7 sq. feet)



Total area: approx. 68.8 sq. metres (740.9 sq. feet)

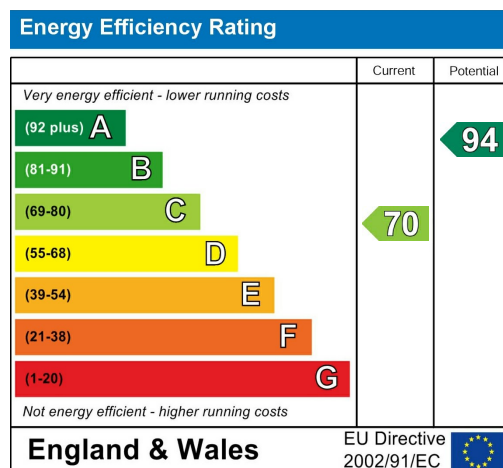
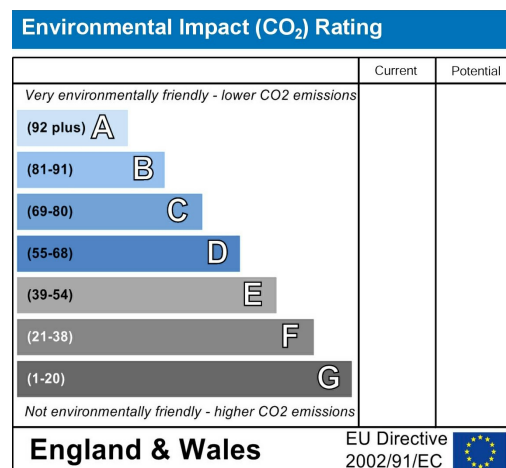
Disclaimer; This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own 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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