



Victoria Street, Littleborough, Rochdale, OL15 8BN

- WELL PRESENTED MID TERRACE PROPERTY
- WALKING DISTANCE TO SHOPS, CAFES AND TRAIN STATION
- TWO BEDROOMS PLUS ATTIC ROOM
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- COUNCIL TAX BAND A
- CENTRAL LITTLEBOROUGH VILLAGE LOCATION
- LOUNGE, BREAKFAST KITCHEN AND UTILITY ROOM
- GOOD SIZED REAR GARDEN
- LEASEHOLD
- EPC RATING C

£165,000



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Occupying a highly convenient central Littleborough village location, this beautifully presented mid-terrace property offers stylish and well-maintained accommodation throughout, all within easy walking distance of local shops, cafés and the train station, making it ideal for commuters and those seeking village convenience.

The accommodation briefly comprises a welcoming and tastefully presented lounge, leading through to a breakfast kitchen, complemented by a useful utility area to the rear. To the first floor are two bedrooms and a family bathroom, whilst the attic room provides versatile additional space ideal for a home office, hobby room or occasional bedroom.

Externally, the property benefits from a generous and well-kept rear garden, providing an excellent space for outdoor relaxation and entertaining.

Further benefits include gas central heating and double glazing throughout.

This attractive and move-in ready home will appeal to a wide range of purchasers, including first-time buyers, those looking to downsize, and investors seeking an excellent buy-to-let opportunity.



Lounge

15'8" x 13'2"

This inviting lounge is a comfortable space featuring a large window that fills the room with natural light. It has a charming fireplace set into a feature wall, creating a cosy focal point.

Kitchen/Breakfast Room

9'9" x 13'2"

The kitchen/breakfast room is thoughtfully designed with modern cream cabinetry and contrasting dark countertops. It includes integrated appliances including oven, hob and wine cooler, and features a window overlooking the rear garden, bringing in natural light. There is ample workspace and a dining area suitable for casual meals. The room has a practical layout with a door leading to the rear porch, which provides additional storage space.

Bedroom 1

10'7" x 13'2"

This bedroom is light and airy, featuring two windows to the front elevation. The space is thoughtfully decorated with neutral tones and includes space for a range of furniture.

Bedroom 2

9'9" x 6'9"

A well-proportioned second bedroom that offers a bright and light room. The space is perfect for use as a child's room or a guest bedroom, with enough room to accommodate a range of furniture.

Bathroom

5'10" x 6'2"

The bathroom is finished with modern tiles and comprises a white suite including a bath with a shower screen, pedestal basin and toilet. A small window provides ventilation and natural light, while the neutral tones keep the space fresh and clean.

Attic Room

14'8" x 12'9"

The attic room is a versatile space ideal for a home office or hobby room.

Rear Garden

The rear garden is a well-maintained outdoor area, paved for low maintenance and ideal for enjoying the outdoors. The garden is enclosed with fencing for privacy and is perfect for relaxing or entertaining in a secure space.

Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 802

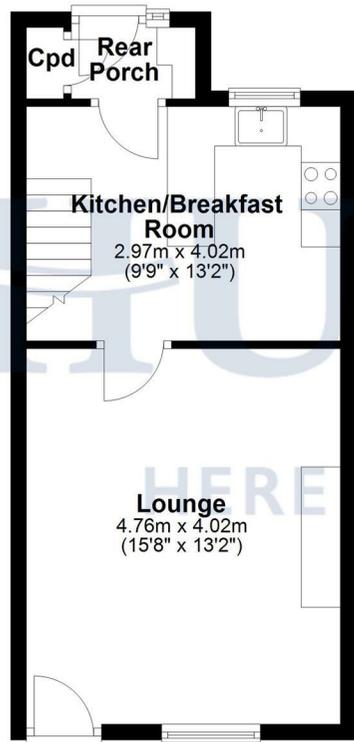
Leasehold Annual Ground Rent Amount £5.00

Council Tax Banding; ROCHDALE COUNCIL BAND A



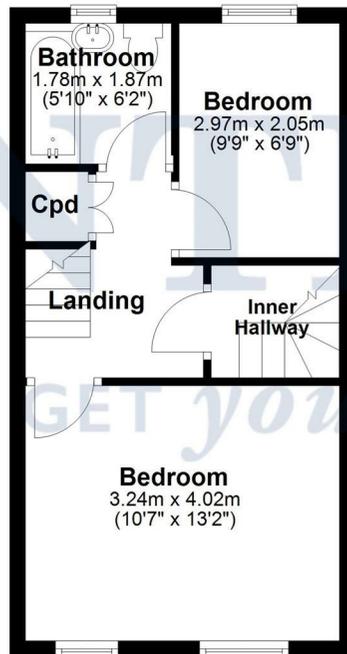
Ground Floor

Approx. 33.7 sq. metres (362.4 sq. feet)



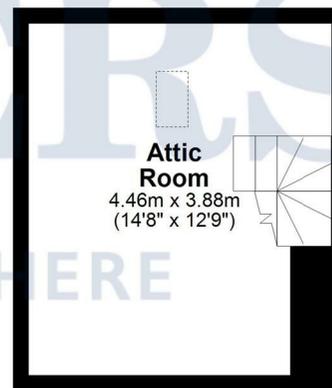
First Floor

Approx. 31.6 sq. metres (339.9 sq. feet)



Second Floor

Approx. 17.3 sq. metres (186.4 sq. feet)



Total area: approx. 82.6 sq. metres (888.7 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.

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Plan produced using PlanUp.

Viewings

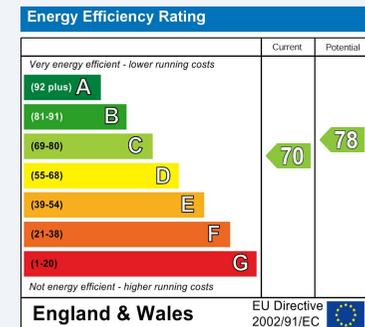
Please contact littleborough@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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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