HUNTERS®

HERE TO GET *you* THERE

Gale Close

Littleborough, OL15 9EJ

£133,000

2 1 1 C

- SECOND FLOOR TWO-BEDROOM APARTMENT
- COMMUNAL ENTRANCE & GARDENS
- NO ONWARD CHAIN – IDEAL INVESTMENT OR FIRST HOME
- COUNCIL TAX BAND B
- NEAR TO VILLAGE CENTRE, TRAIN, SHOPS & WALKS
- KITCHEN/LIVING ROOM & THREE-PIECE BATHROOM
- LEASEHOLD
- EPC RATING C

Tel: 01706 390 500

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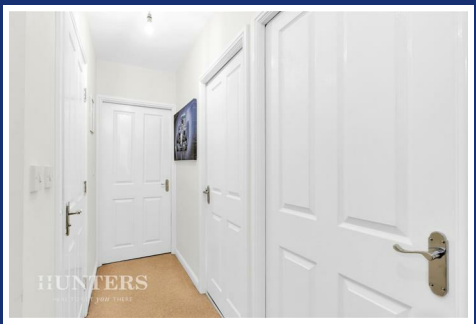

This well-presented second-floor apartment is located in the highly sought-after Gale Close development off Todmorden Road, offering easy access to Littleborough Centre, the train station, local shops, and beautiful surrounding countryside with scenic canal-side walks.

The property features a communal entrance with a phone entry system and well-maintained communal gardens. Inside, the apartment offers a welcoming entrance hall leading to a bright kitchen/living room with integrated appliances, two comfortable bedrooms, and a three-piece bathroom suite.

Additional benefits include double glazing and electric storage heating. Being sold with no onward chain, this apartment presents an excellent opportunity for investors, with a potential rental income of £750 per calendar month, or for those looking to downsize or purchase their first home.

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Hall
The entrance hall provides a welcoming space.

Lounge Area with Kitchen Area
This bright and spacious lounge area opens to a well-equipped kitchen area, creating a comfortable open-plan living space with plenty of natural light coming through the window. The kitchen is fitted with integrated appliances including an oven, hob and washing machine, and features tiled splashbacks that add warmth to the space.

Bedroom 1
9'1" x 13'4" (2.77m x 4.07m)
This bedroom is comfortably sized with neutral decor and carpeted flooring. With a window allowing plenty of natural light.

Bedroom 2
6'8" x 12'1" (2.03m x 3.68m)
This bedroom offers a cosy feel with soft carpeting and a large window bringing in plenty of daylight.

Bathroom
7'11" x 6'7" (2.41m x 2.00m)
The bathroom is fitted with a white suite including a bath with shower, pedestal wash basin and toilet. The walls are decorated with light-toned tiles with a decorative border, and the floor has a wooden effect finish offering a modern, fresh look.

Common Areas
The common areas within the building, including the corridor and stairwell, are clean and well-kept with white walls and purple carpeting. The stairwell features a metal balustrade allowing natural light to filter through.

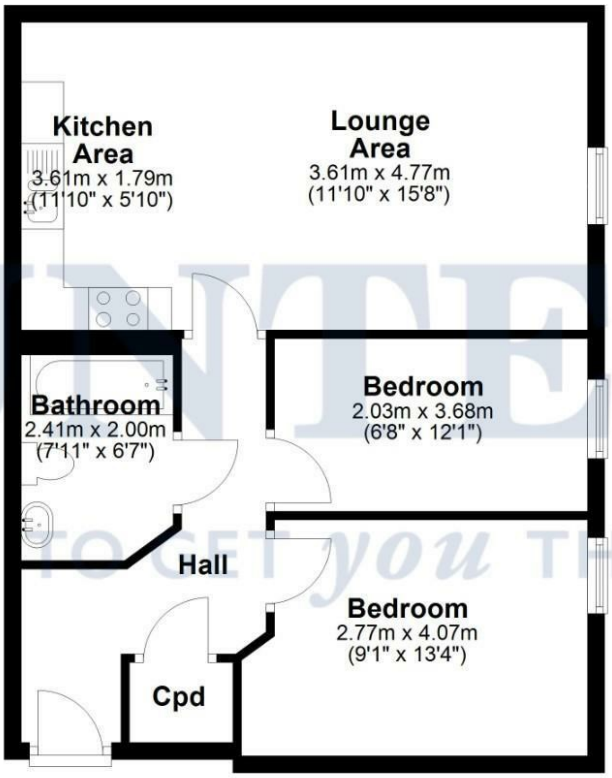
Communal Garden & Parking
The communal grounds are well maintained with green lawns, small trees, and paved pathways creating an inviting atmosphere. Ample parking is available nearby, with one allocated space and plenty of extra visitor spaces available.

Material Information - Littleborough
Tenure Type; LEASEHOLD
Leasehold Years remaining on lease; 978
Leasehold Annual Service Charge Amount £1,171.00
Leasehold Annual Ground Rent Amount £75.00
Council Tax Banding; ROCHDALE COUNCIL BAND B

Floorplan

Second Floor

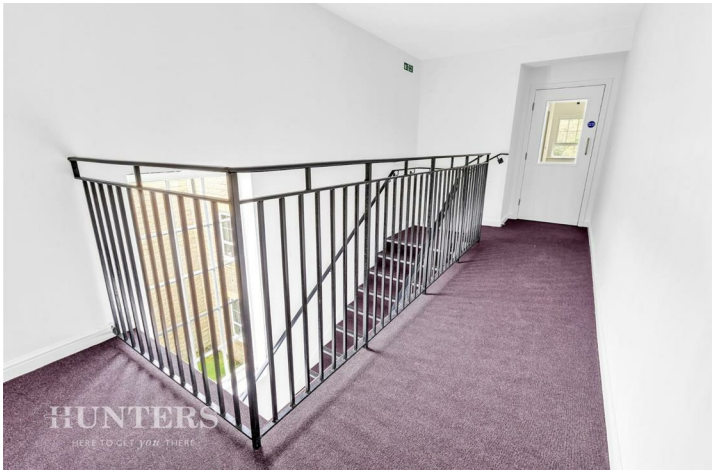
Approx. 56.4 sq. metres (606.6 sq. feet)



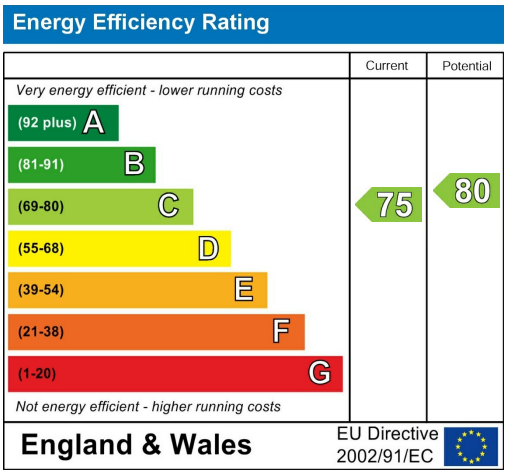
Total area: approx. 56.4 sq. metres (606.6 sq. feet)

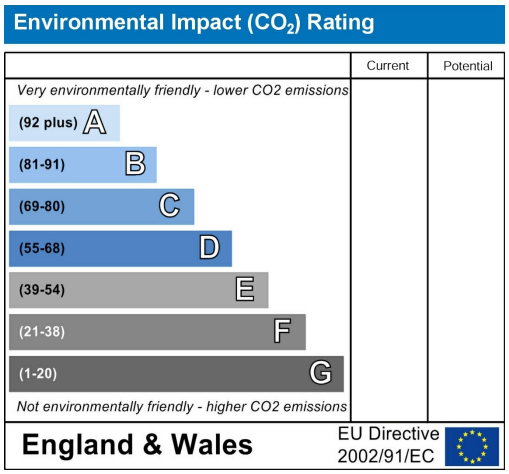
Disclaimer; This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own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

Fire exit



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

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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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The Property Ombudsman