

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

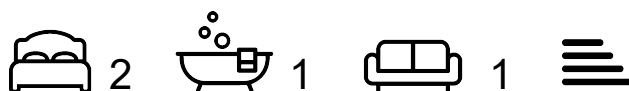


## Alfred Street

Littleborough, OL15 8EE

£137,500

- AFFORDABLE TWO-BEDROOM MID-TERRACED HOME
- IDEAL FOR FIRST-TIME BUYERS, DOWNSIZERS OR INVESTORS
- ENCLOSED LOW-MAINTENANCE REAR YARD
- LEASEHOLD
- COUNCIL TAX BAND A



- TUCKED AWAY IN THE HEART OF LITTLEBOROUGH VILLAGE
- WALKING DISTANCE TO SHOPS, CAFÉS, SCHOOLS AND TRAIN STATION
- GAS CENTRAL HEATING AND DOUBLE GLAZING THROUGHOUT
- EPC RATING TBC

Tel: 01706 390 500

# Alfred Street

Littleborough, OL15 8EE

£137,500



An affordable and well-presented two-bedroom mid-terraced home tucked away within the heart of Littleborough village, offering an excellent opportunity for first-time buyers, those looking to downsize, or investors seeking a buy-to-let property. Ideally positioned within walking distance of Littleborough's excellent range of amenities, including shops, cafés, restaurants, parks, well-regarded schools, and the train station, the property enjoys both convenience and a highly desirable village setting.

The accommodation comprises a comfortable lounge, fitted kitchen, two bedrooms, and a family bathroom, providing practical and easy-to-maintain living space throughout.

Externally, there is an enclosed paved yard to the rear, offering a private outdoor space requiring minimal upkeep.

Further benefits include gas central heating and double glazing throughout.

A fantastic opportunity to acquire an affordable home in the centre of Littleborough, with viewing highly recommended.

### Lounge

13'4" x 13'10" (4.06m x 4.20m)

The lounge is a bright and welcoming space, with an entrance vestibule and featuring a large window that floods the room with natural light. There is a simple fireplace providing a focal point to the room.

### Kitchen/Dining Room

10'11" x 13'10" (3.32m x 4.20m)

The kitchen/dining room is fitted with white cabinetry topped with natural wood-effect work surfaces that provide ample preparation space. With space for a freestanding cooker, washing machine, and space for other appliances. A large window above the sink allows plenty of daylight to brighten the space, creating a practical and pleasant environment. A door leads out to the rear garden, offering convenient access.

### Landing

The landing provides access to the bedrooms and bathroom on the first floor.

### Bedroom 1

10'2" x 13'10" (3.09m x 4.20m)

Bedroom 1 is a spacious double bedroom with fitted wardrobes along one wall, providing generous storage. It has a large window that allows natural light to fill the room, enhancing the soft colour palette and carpeted flooring. The room is comfortably sized, suitable for a double bed and additional furniture.

### Bedroom 2

7'10" x 8'6" (2.40m x 2.60m)

Bedroom 2 is a smaller single bedroom. It has a window to the front and enough space for a single bed and a small desk or chest of drawers, making it ideal for a child's room or home office.

### Bathroom

10'11" x 4'11" (3.32m x 1.50m)

The bathroom features a vintage-style suite in a distinctive turquoise shade including a pedestal wash basin, a toilet, and a bathtub with an overhead shower. The room is practical and compact, with built-in storage cupboards to maximise space. A window provides natural light and ventilation.

### Rear Garden

The rear garden is a low-maintenance paved courtyard enclosed by wooden fencing, offering a private and secure outdoor space. It is suitable for outdoor seating or container gardening and provides a pleasant area for relaxing or entertaining.

### Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 844

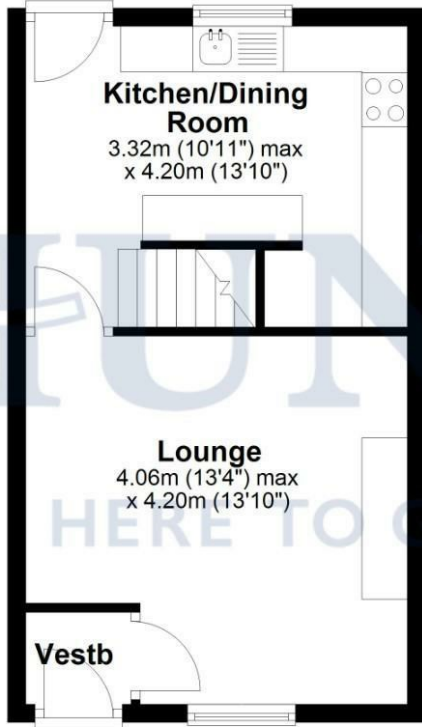
Leasehold Annual Ground Rent Amount £2.50

Council Tax Banding; ROCHDALE COUNCIL  
BAND A

# Floorplan

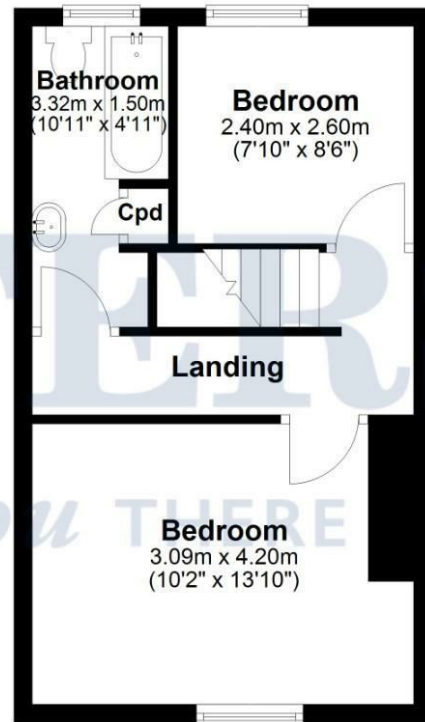
## Ground Floor

Approx. 31.1 sq. metres (335.2 sq. feet)



## First Floor

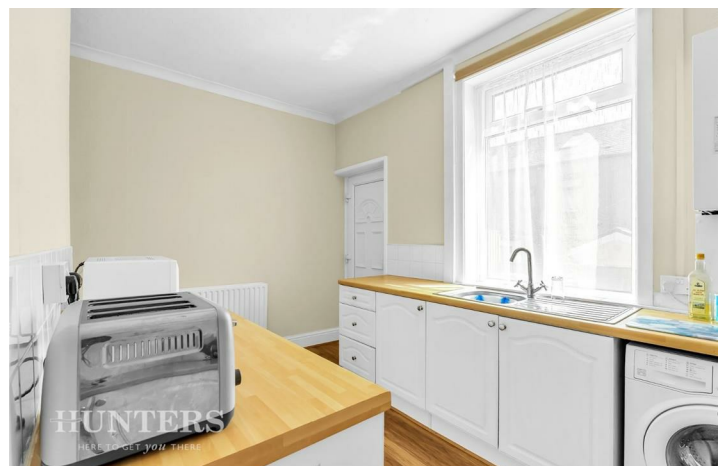
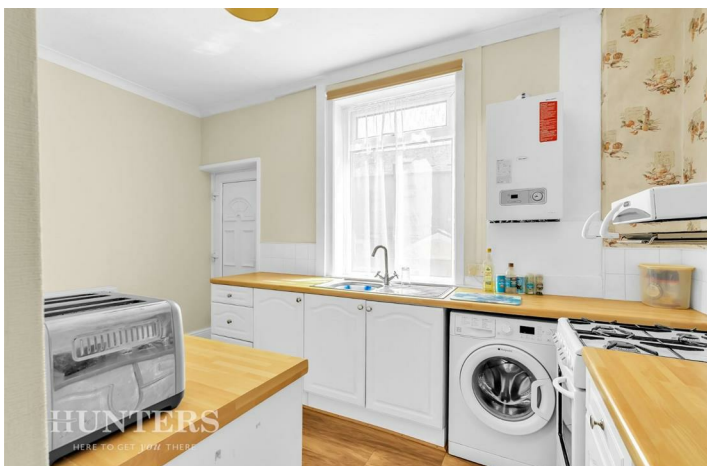
Approx. 31.4 sq. metres (338.3 sq. feet)



**Total area: approx. 62.6 sq. metres (673.5 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.

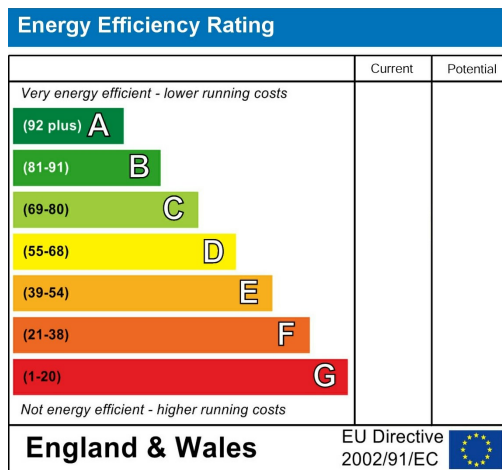
Created by EveryCloud Photography on behalf of Hunters Littleborough  
Plan produced using PlanUp.







## Energy Efficiency Graph

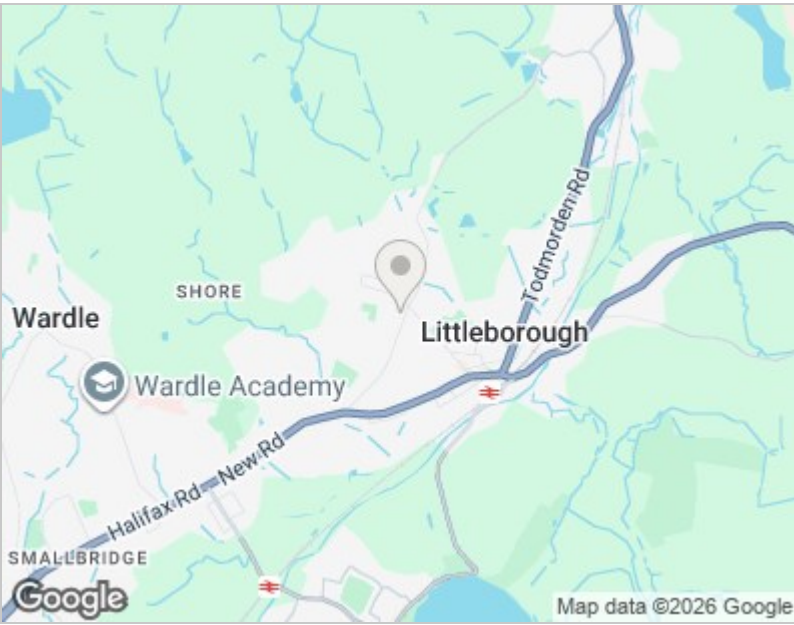


## Viewing

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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