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Rock Nook, Summit, Littleborough, OL15 9QJ | £140,000
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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.

Charming two-bedroom cottage, ideally positioned within easy reach of Littleborough centre and its fabulous range of amenities, including a mainline train station with direct links to Leeds and Manchester.

The accommodation comprises a welcoming lounge, creating a warm and sociable living space, a modern kitchen and to the first floor are two bedrooms and a spacious bathroom, offering comfortable and well-proportioned accommodation.

The property is perfectly situated for those who enjoy the outdoors, being within easy reach of picturesque canal-side walks and the surrounding countryside, while still enjoying excellent transport links.

An ideal purchase for first-time buyers, those looking to downsize, or buy-to-let investors. Viewing is highly recommended to fully appreciate the charm and character this delightful cottage has to offer.

Lounge & Dining Room
15'1" x 16'1"



This charming lounge and dining room offers a bright and inviting space featuring beams across the ceiling which add character. The room is comfortably carpeted and includes a traditional fireplace with an electric stove, creating a cosy focal point. Ample natural light filters through the window to the front aspect.

Kitchen
15'1" x 7'3"



The kitchen is a well-planned and features a wood effect floor, a range of base units with a built in gas hob and oven, with space for a washing machine and fridge freezer. The kitchen offers ample work surfaces and storage, brightened by a window above the sink that looks out to the front.

Bedroom 1
15'1" x 8'11"



The main bedroom is a good size light and bright double bedroom, decorated in neutral tones with fitted carpet. A large window allows plenty of natural light, storage options are available including a built-in cupboard.

Bedroom 2
9'8" x 6'7"



The second bedroom is a cosy space. It benefits from natural light through a window, creating a bright and airy atmosphere. Ideal as a child's bedroom, guest room or study.

Bathroom
11'0" x 7'6"



The bathroom is a spacious and bright room with patterned floor and a panelled bath. It includes a traditional-style WC and pedestal basin, with a window providing natural light and ventilation.

Front Exterior

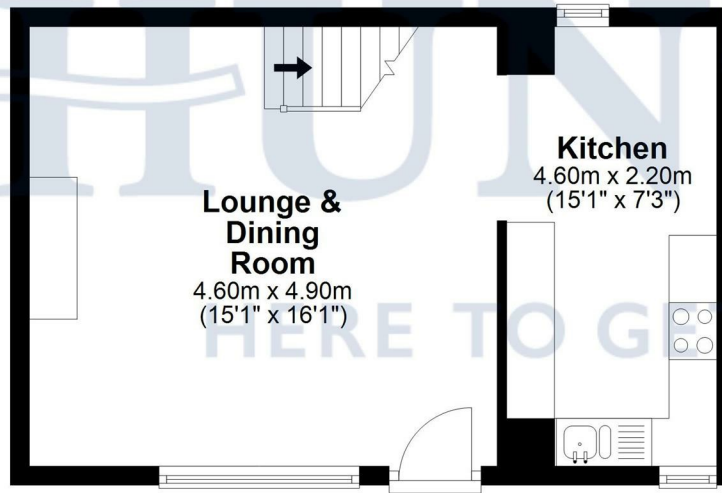


The exterior of the property showcases a traditional stone cottage facade with a charming whitewashed frontage. A low stone wall borders a small front garden area, complete with a garden bench, all contributing to a welcoming and picturesque street presence.

Material Information - Littleborough
Tenure Type; LEASEHOLD
Leasehold Years remaining on lease; 852
Leasehold Annual Ground Rent Amount £2.00
Council Tax Banding; ROCHDALE COUNCIL BAND A

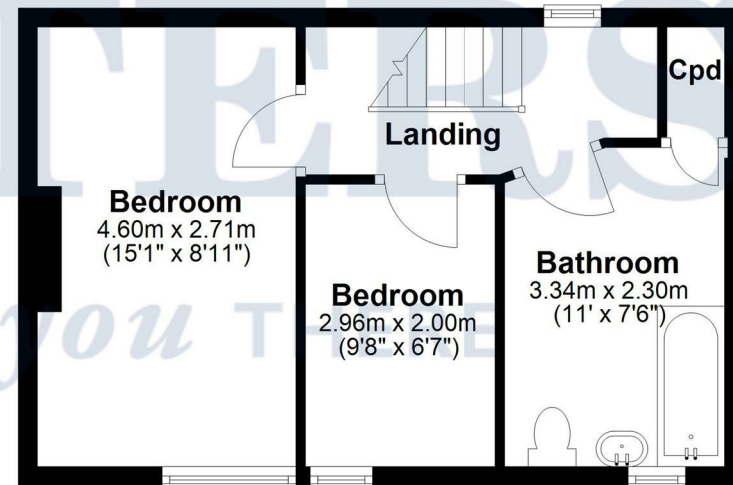
Ground Floor

Approx. 33.1 sq. metres (356.7 sq. feet)



First Floor

Approx. 33.1 sq. metres (356.7 sq. feet)



Total area: approx. 66.3 sq. metres (713.3 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.

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.

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