

# HUNTERS®

HERE TO GET *you* THERE



## Church Street

Littleborough, OL15 9AA

Offers In Excess Of £135,000

- CHARACTER COTTAGE IN HEART OF LITTLEBOROUGH
- TWO BEDROOMS AND FAMILY BATHROOM
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- FREEHOLD
- COUNCIL TAX BAND A



- SOLD WITH NO CHAIN – READY TO MOVE INTO
- WELCOME LOUNGE AND PRACTICAL KITCHEN
- CLOSE TO TRAIN STATION, SHOPS, CAFES, BARS & COUNTRYSIDE WALKS
- EPC GRADE D

Tel: 01706 390 500

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Offers In Excess Of £135,000



Located in the centre of Littleborough within a desirable conservation area, this charming character cottage offers an ideal opportunity for first-time buyers, those looking to downsize, or investors seeking a buy-to-let. Rarely do properties of this type become available.

The cottage is perfectly positioned with the train station, shops, supermarkets, cafes, bars, and restaurants all on the doorstep, while the beautiful surrounding countryside and canal-side walks are just a short stroll away.

Internally, the accommodation comprises a welcoming lounge, a practical kitchen, two bedrooms, and a family bathroom. The property benefits from gas central heating and double glazing throughout.

This delightful cottage combines village convenience with character and charm, and being sold with no chain, it offers a quick and hassle-free move.

### Lounge

14'9" x 14'9" max (4.50m x 4.51m max)

This welcoming lounge features exposed wooden beams that add character and charm. A gas stove provides a cosy focal point, set within a simple hearth. The staircase is conveniently located within the room, alongside a door leading to a welcoming vestibule.

### Kitchen/Breakfast Room

7'2" x 14'9" (2.17m x 4.51m)

The kitchen/breakfast room is bright and practical fitted with a range of wall and base units, and wood-effect work surfaces. It is fitted with modern appliances including an oven, gas hob with extractor fan, and space for a freestanding fridge freezer, washing machine and dishwasher. With space for a small dining room table, useful storage cupboard and door leading to the rear of the property.

### Landing

With access to all first floor bedrooms and bathroom.

### Bedroom 1

9'2" max x 9'6" (2.79m max x 2.90m)

This bedroom is a charming and cosy space with a large window to the front of the property. The room features exposed beams across the ceiling, adding character and charm.

### Bedroom 2

9'10" x 14'9" max (2.99m x 4.51m max)

A further bedroom located to the rear of the property with a window to the side elevation.

### Bathroom

9'2" x 4'11" (2.79m x 1.50m)

A modern bathroom suite, featuring a bath with a handheld shower attachment, a pedestal sink, and a low level WC. A small window provides natural light and an exposed beam adding character and charm.

### Rear Yard

To the rear offers a small yard with access to the rear of the property and the available street parking.

### Material Information - Littleborough

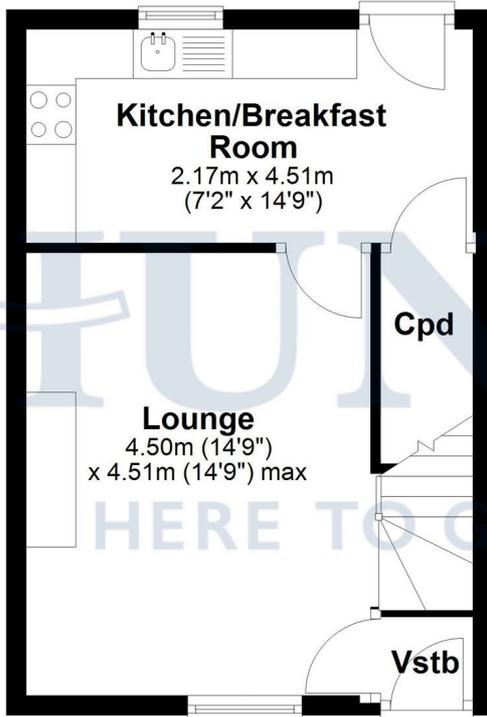
Tenure Type; FREEHOLD

Council Tax Banding; ROCHDALE COUNCIL  
BAND A

Floorplan

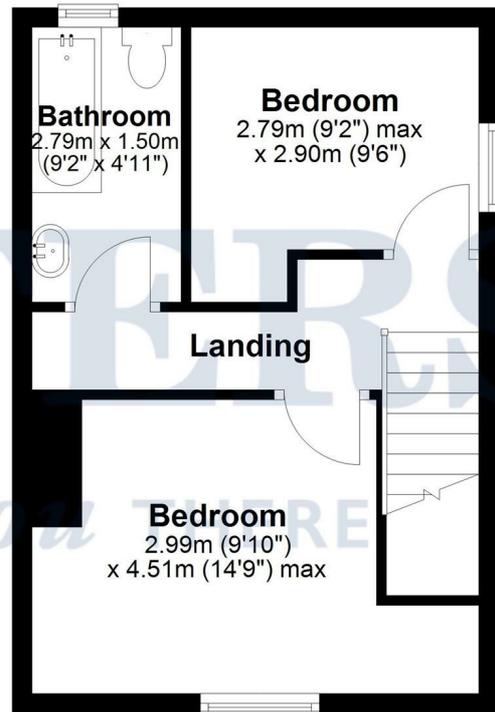
**Ground Floor**

Approx. 30.6 sq. metres (329.7 sq. feet)



**First Floor**

Approx. 30.4 sq. metres (327.1 sq. feet)

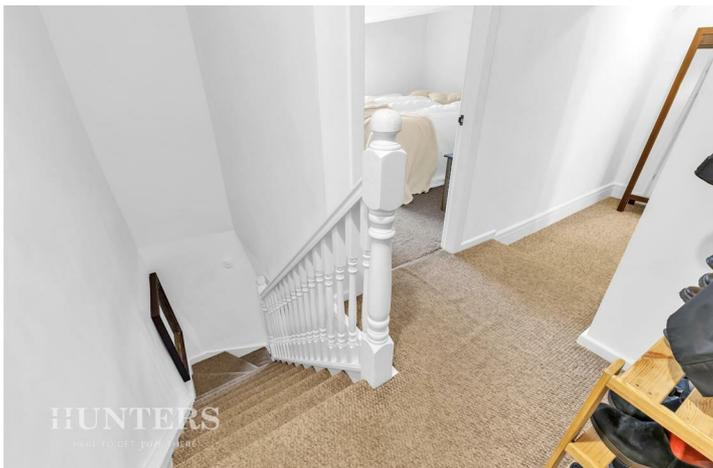


**Total area: approx. 61.0 sq. metres (656.8 sq. feet)**

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.

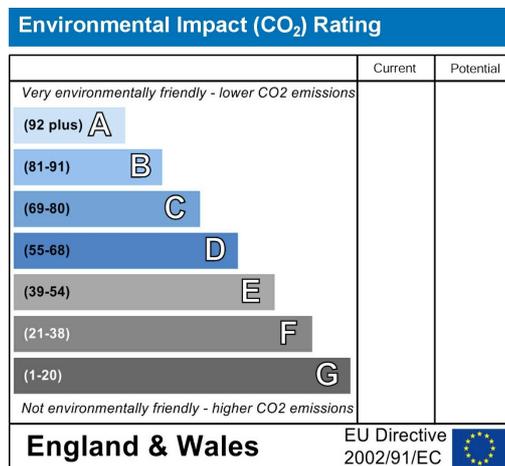
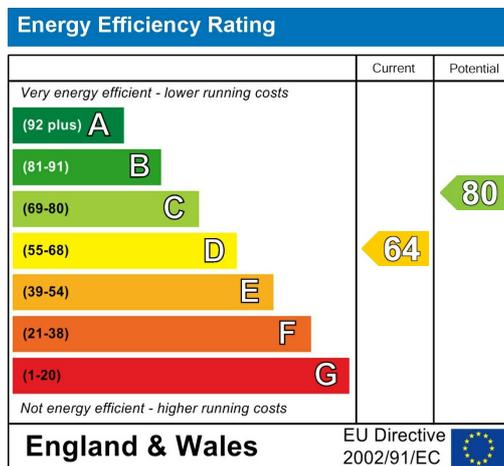
Created by EveryCloud Photography on behalf of Hunters Littleborough  
Plan produced using PlanUp.







## 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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