

# HUNTERS<sup>®</sup>

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## Gale Close

Littleborough, OL15 9EJ

£139,950



- GROUND FLOOR APARTMENT
- OPEN PLAN KITCHEN AND LIVING
- ALLOCATED PARKING
- COUNCIL TAX BAND B
- LEASEHOLD

- TWO BEDROOMS
- CLOSE TO LITTLEBOROUGH VILLAGE AND OPEN COUNTRYSIDE
- SOLD WITH NO ONWARD CHAIN
- EPC RATING C

Tel: 01706 390 500

# Gale Close

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Offered to the market with NO ONWARD CHAIN, this well-presented two-bedroom ground floor apartment represents an excellent opportunity for both investors and first-time buyers.

The accommodation comprises a light and airy open-plan kitchen and living area, providing an ideal setting for relaxation and entertaining. Further accommodation includes a well-appointed bathroom and an entrance hall.

Externally, the property benefits from allocated parking. Situated within close proximity to open countryside, the location is particularly well-suited to outdoor pursuits. In addition, the property is only a short drive from Littleborough town centre, where a wide range of local amenities, transport links, and the mainline railway station can be found, offering convenient access for commuters.

Viewing is highly recommended.

### Communal entrance

The communal entrance hall is well-lit, and easy to access, providing a welcoming entry to the building. It offers a simple and secure space leading to the property.

### Entrance hallway

The entrance hall to the apartment features an entry phone for added security and a storage cupboard housing the hot water system. From here, doors lead to the main accommodation.

### Open plan kitchen living

kitchen 11'10" x 6'1" lounge 11'10" x 15'8" (kitchen 3.62 x 1.87 lounge 3.62 x 4.80)

The open-plan kitchen and living room is modern and functional, featuring a range of base and wall units. It comes with a built-in oven and hob, as well as space for a fridge freezer and plumbing for a washing machine. A window to the front aspect lets in plenty of natural light, and electric storage heaters provide warmth throughout.

### Bedroom one

8'11" x 13'6" max (2.74 x 4.14 max)

A double room with windows to the front aspect, allowing plenty of natural light. Electric storage heaters provide warmth and comfort.

### Bedroom two

6'7" x 12'3" (2.01 x 3.75)

The second bedroom is versatile, making it ideal as a guest room or home office. It offers a comfortable space with plenty of potential for various uses.

### Bathroom

7'10" x 6'0" (2.40 x 1.84)

The bathroom features a white three-piece suite, including a bath with shower over, a washbasin, and a WC. The clean and simple design offers a functional and refreshing space.

### Communal gardens and allocated

The property benefits from well maintained communal gardens, offering a pleasant outdoor space. Additionally, there is allocated parking for convenience and plenty of visitor parking for guests.

### Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 979

Leasehold Annual Ground Rent Amount £75.00

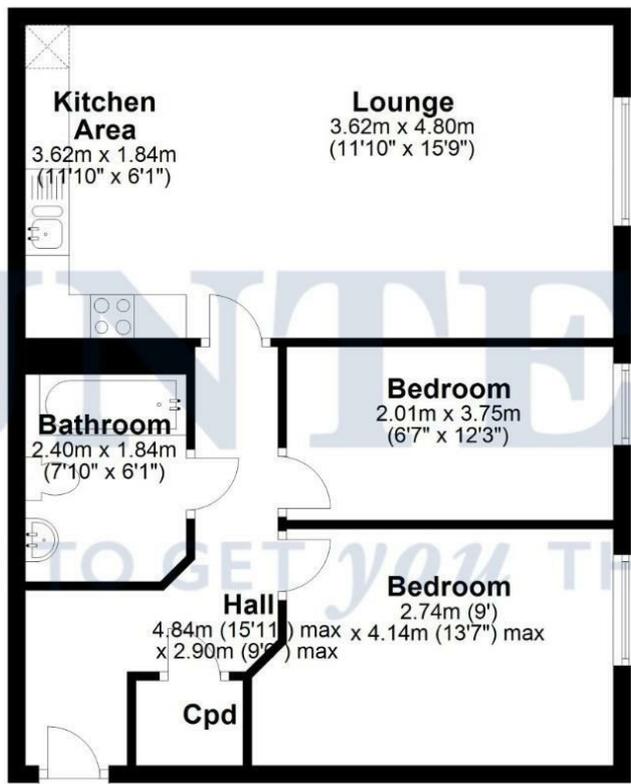
Leasehold Annual Service Charge Amount £1,171.00

Council Tax Banding; ROCHDALE COUNCIL BAND B

Floorplan

Ground Floor

Approx. 57.7 sq. metres (620.9 sq. feet)

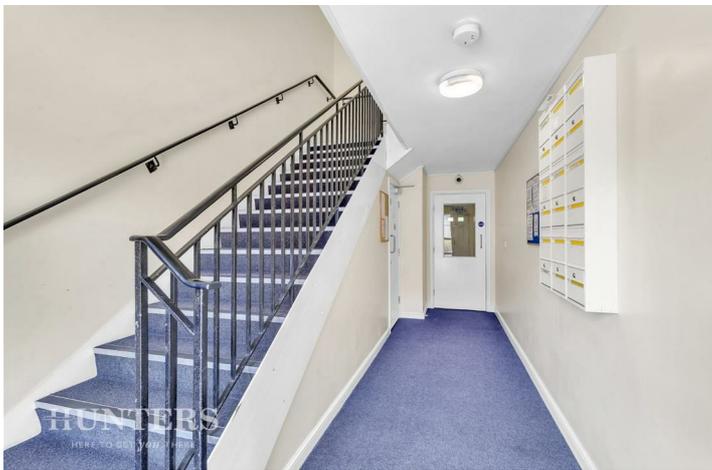


Total area: approx. 57.7 sq. metres (620.9 sq. feet)

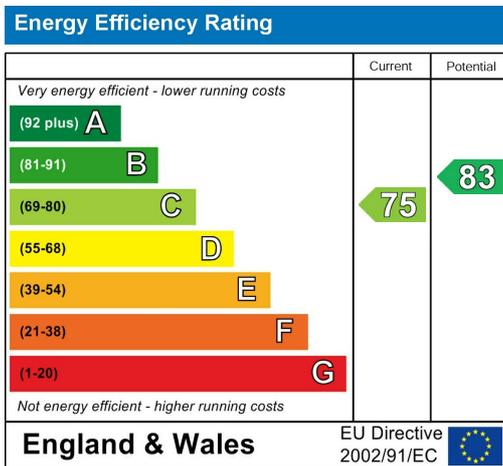
Disclaimer; This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own 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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