



Alfred Street, , Littleborough, OL15 8EE

- TWO BEDROOM THROUGH TERRACE
- PRIVATE REAR GARDEN
- LOUNGE KITCHEN/DINER
- EPC RATING C
- COUNCIL TAX BAND A
- WALKING DISTANCE TO SHOPS & TRAIN STATION
- BACK STREET LOCATION
- SOLD WITH NO ONWARD CHAIN
- LEASEHOLD

£137,000



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DESCRIPTION

Situated on a quiet back street in the heart of Littleborough, this two bedroom through terrace offers convenient access to local shops, schools and amenities, while being within walking distance of the main line train station providing direct links to Leeds and Manchester — ideal for commuters.

The accommodation briefly comprises a comfortable lounge, a spacious kitchen diner, two well-proportioned bedrooms and a family bathroom. Externally, the property benefits from a private garden, providing useful outdoor space.

Offered for sale with no onward chain, this property would make an ideal purchase for first-time buyers, investors seeking a buy-to-let opportunity, or those looking to downsize.



Lounge

13'5" x 13'10"

The lounge is a spacious and inviting room, featuring a large front-facing window that allows plenty of natural light to fill the space.

Kitchen

10'7" x 13'10"

The kitchen is practical and well laid-out, with light wood cabinetry and dark contrasting work surfaces. It includes an integrated oven and hob with an extractor fan above, as well as a sink positioned beneath a window overlooking the rear garden. With a staircase rising adjacent to the kitchen area and door provides access to the enclosed rear yard.

Bedroom 1

10' x 13'10"

The larger bedroom is a bright and spacious room with a front-facing window and neutral coloured walls paired with a light grey carpet.

Bedroom 2

7'10" x 7'10"

The second single bedroom has a window overlooking the rear aspect.

Bathroom

10'8" x 5'8" (max)

The bathroom is a three-piece suite with a toilet, wash basin and bath with overhead shower. A small window provides natural light and ventilation.

External

Paved enclosed garden to the rear.

Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 845

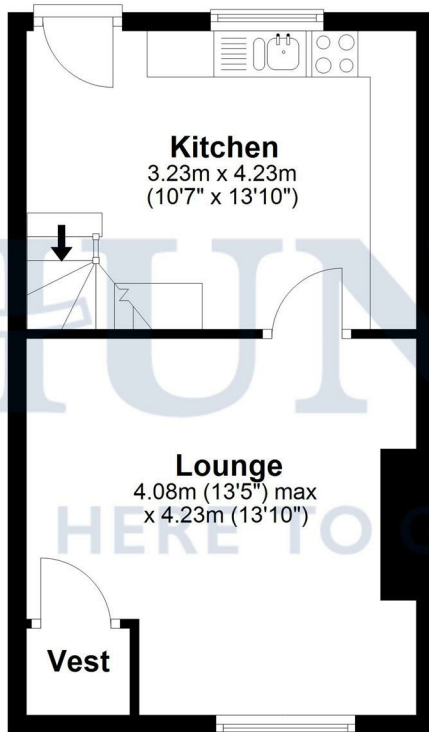
Leasehold Annual Ground Rent Amount £2.50

Council Tax Banding; ROCHDALE COUNCIL BAND A



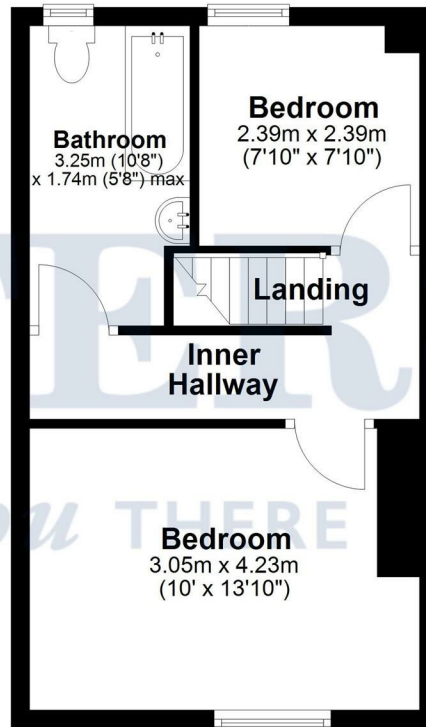
Ground Floor

Approx. 31.3 sq. metres (337.4 sq. feet)



First Floor

Approx. 31.3 sq. metres (337.4 sq. feet)



Total area: approx. 62.7 sq. metres (674.8 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.

Viewings

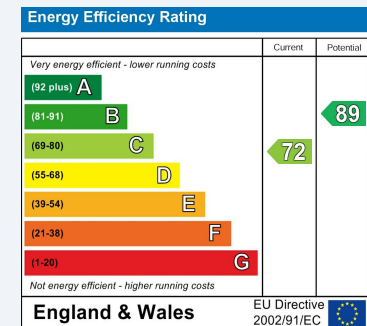
Please contact littleborough@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.



85 Church Street, Littleborough, OL15 8AB
Tel: 01706 390 500 Email: littleborough@hunters.com <https://www.hunters.com>

