







New Road, , Littleborough, Lancashire, OL15 8LX

- IDEAL BUY TO LET INVESTMENT
- LARGE CELLAR STORE ROOM
- THREE PIECE BATHROOM
- SOLD WITH NO CHAIN
- LEASEHOLD
- OPEN PLAN LOUNGE KITCHEN
- DOUBLE BEDROOM
- POPULAR RESIDENTIAL AREA
- COUNCIL TAX BAND A
- EPC RATING E

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£95,000

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DESCRIPTION

ATTENTION INVESTORS & FIRST-TIME BUYERS!

Situated within this popular residential area of Littleborough, this property offers convenient access to a range of local amenities, including shops, supermarkets, cafés and restaurants. The location also benefits from excellent transport links, with regular bus services to neighbouring towns and villages, as well as Littleborough's mainline train station providing connections to Manchester and Leeds.

This back-to-back property briefly comprises an open-plan kitchen and lounge, a large cellar providing useful storage space, a spacious double bedroom and a bathroom suite to the first floor.

Further benefits include gas central heating, double glazing and NO ONWARD CHAIN.

An ideal opportunity for first-time buyers looking to get onto the property ladder or investors seeking a buy-to-let opportunity.









Lounge
14'2" x 14'1"
An open plan room with plenty of space for living room furniture with a window that looks out to the front aspect.

Kitchen Area
9'10" x 4'3"
The kitchen has a range of base and wall units with space for appliances. A door leads through to the back cellar room.

Cellar
14'10" x 11'4"
Located to the rear of the property, this is a good sized space (height restrictions apply) that could be converted (subject to building regs) as neighbouring properties have done so.

Landing
With access to the bedroom and bathroom.

Bedroom
14'1" x 11'7"
Spacious double bedroom with a window that looks out to the front aspect, high ceilings and wall mounted house boiler.

Bathroom
11'1" x 6'10"
A white three-piece suite briefly comprising of a low-level WC, pedestal wash hand basin, and bath with shower over. Useful storage linen cupboard and a Velux roof window.

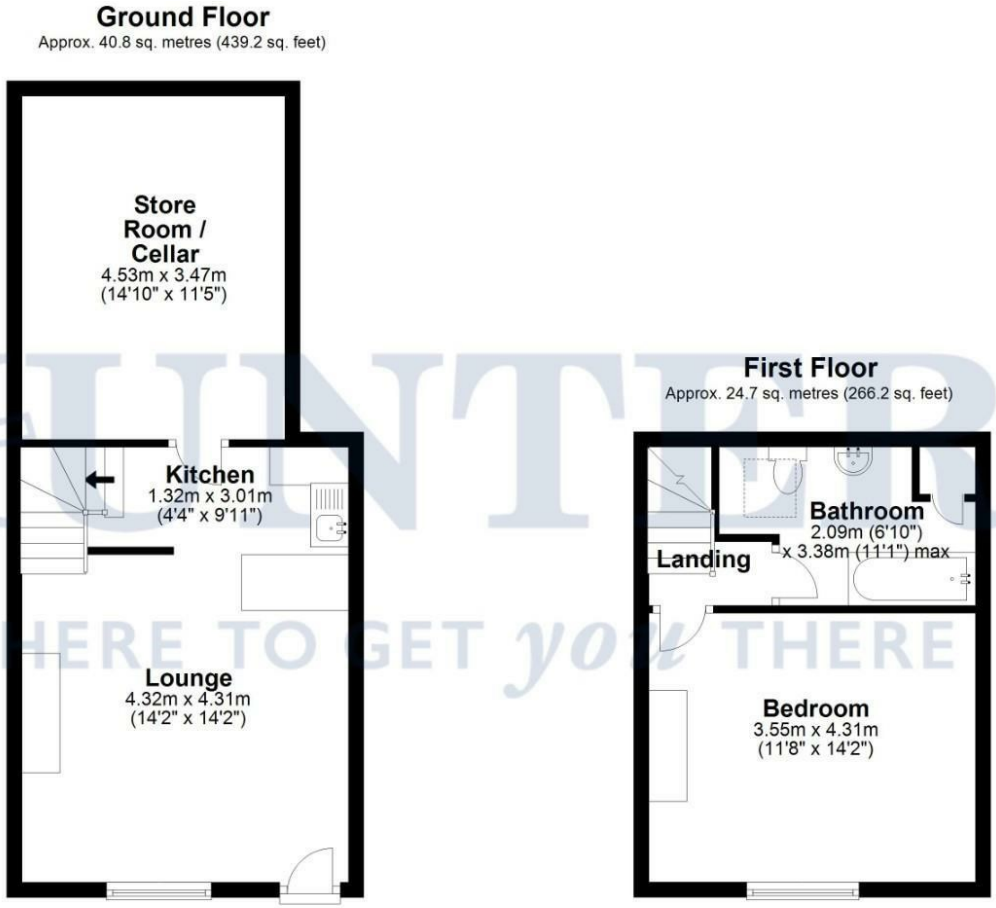
Material Information - Littleborough
Tenure Type; LEASEHOLD
Leasehold Years remaining on lease; 770
Leasehold Annual Ground Rent Amount £0.16s.0d (£10)
Council Tax Banding; ROCHDALE COUNCIL BAND A


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Total area: approx. 65.5 sq. metres (705.4 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
Plan produced using PlanUp.

Viewings

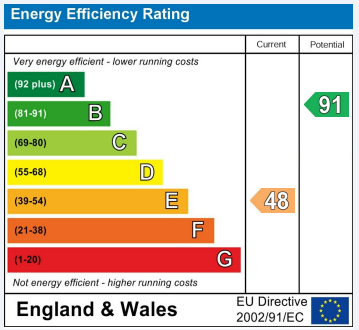
Please contact littleborough@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

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.

The Property Ombudsman

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