



Spring Thyme Fold, Littleborough ,OL15 8DJ

- GROUND FLOOR APARTMENT WITH OWN PRIVATE ENTRANCE
- OPEN PLAN LOUNGE KITCHEN
- ALLOCATED PARKING
- SOLD WITH NO ONWARD CHAIN
- COUNCIL TAX BAND B
- TWO BEDROOMS
- WET ROOM STYLE BATHROOM
- CONVENIENT LOCATION FOR LITTLEBROUGH VILLAGE
- EPC RATING
- LEASEHOLD

£145,000



Spring Thyme Fold, Littleborough, OL15 8DJ

DESCRIPTION

Offered with no onward chain, this well-presented ground floor apartment is ideally located just a short distance from Littleborough village centre, with convenient access to shops, amenities, and the train station offering direct links to Manchester and Leeds.

The apartment features its own private entrance, gas central heating and parking directly outside, making access easy and convenient. Inside, the light and airy accommodation comprises two bedrooms, a wet-room style bathroom, and an open-plan kitchen and lounge area, perfect for comfortable, low-maintenance living.

Ideal for first-time buyers, those looking to downsize to one-level living, or investors, this property offers a fantastic opportunity in a sought-after location.

Early viewing is highly recommended.



Entrance Hall

Accessed via its own private front door, the entrance hall provides a welcoming first impression and offers direct access to all rooms within the apartment.

Lounge

13'3" x 9'10"

Accessed through double doors from the entrance hall, the lounge is light and spacious with two windows to the rear aspect, allowing plenty of natural light. Open plan to the kitchen, it creates a sociable and versatile living space.

Kitchen

8'10" x 7'1" max

Fitted with a range of base and eye-level units, the kitchen includes a built-in oven and hob, with space for additional appliances. The boiler is neatly housed in a cupboard, and a sink with drainer is set beneath the rear-facing window, allowing for natural light.

Bedroom 1

13'4" max x 9'8"

A double bedroom featuring two windows to the front aspect, providing plenty of natural light and a bright, airy feel.

Bedroom 2

9'4" x 6'2"

A single bedroom with a window to the front aspect, ideal as a guest room, home office.

Wet Room

9'5" x 7'0"

A practical and modern wet room comprising a WC, wash hand basin, and open shower area. Additional features include a built-in storage cupboard and a window to the rear, providing natural ventilation and light.

Parking

The property benefits from allocated parking for one car, with additional visitor parking spaces available nearby for guests.

Material Information - Littleborough

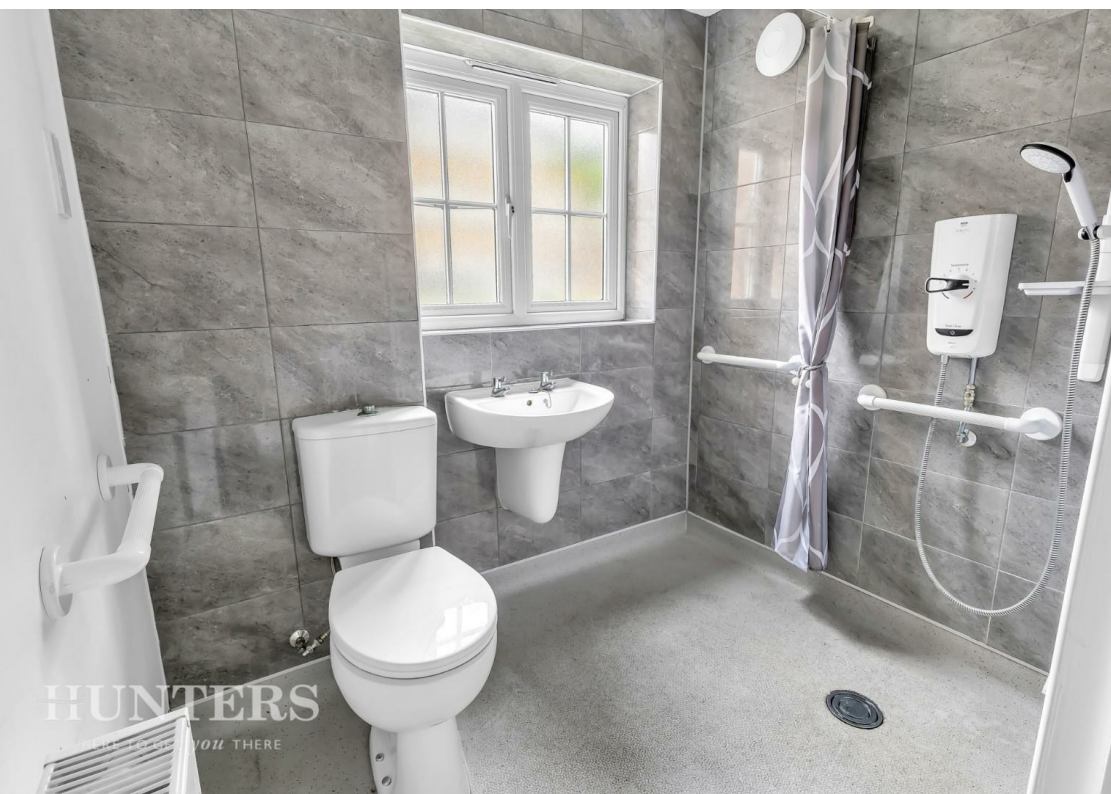
Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 230

Leasehold Annual Service Charge Amount £699.00

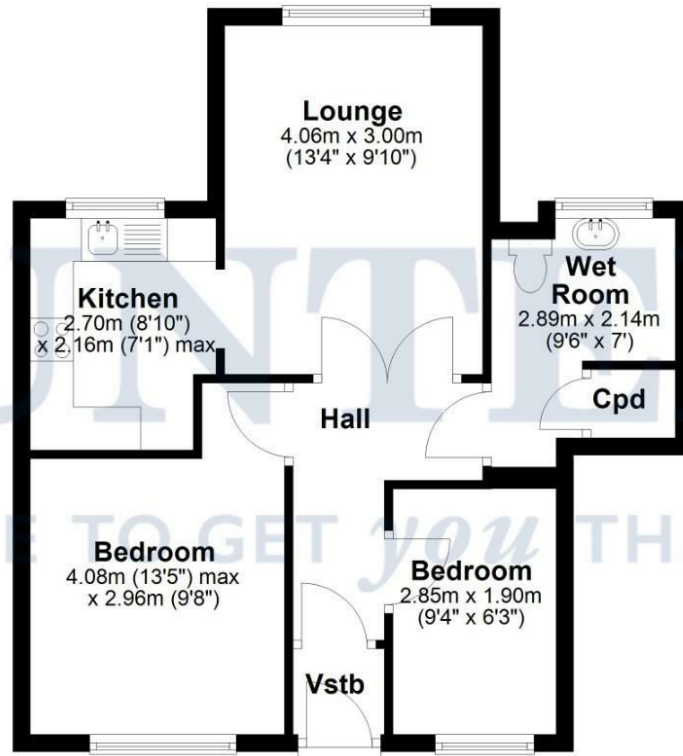
Leasehold Ground Rent Amount: £200.00

Council Tax Banding; Rochdale Council Band B



Ground Floor

Approx. 46.7 sq. metres (502.8 sq. feet)



Total area: approx. 46.7 sq. metres (502.8 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.