

HUNTERS®

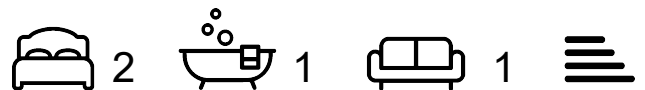
HERE TO GET *you* THERE



Featherstall Road

Littleborough, OL15 8DW

Offers In Excess Of £120,000



Council Tax: A



34 Featherstall Road

Littleborough, OL15 8DW

Offers In Excess Of £120,000



Lounge

14' x 13'8" (4.26m x 4.16m)

This spacious lounge features a large window that fills the room with natural light. Traditional feel with high ceilings and a built-in cupboard near the entrance.

Kitchen

9'6" x 12' (2.90m x 3.66m)

The kitchen is well-lit with two windows, including one above the sink, and a door leading to the rear. In need of modernisation with great potential and plenty of space on offer.

Landing

The landing provides access to the bedrooms and bathroom on the first floor.

Bedroom 1

10'2" x 13'8" (3.10m x 4.16m)

This bedroom has carpeted flooring and a large window with leaded glass that brightens the room.

Bedroom 2

6'9" x 12' (2.05m x 3.66m)

The second bedroom has a rear aspect window and offers a simple and bright space that could be used as a bedroom or office.

Bathroom

5'1" x 10'8" (1.56m x 3.26m)

The bathroom offers plenty of space for a three piece suite.

External

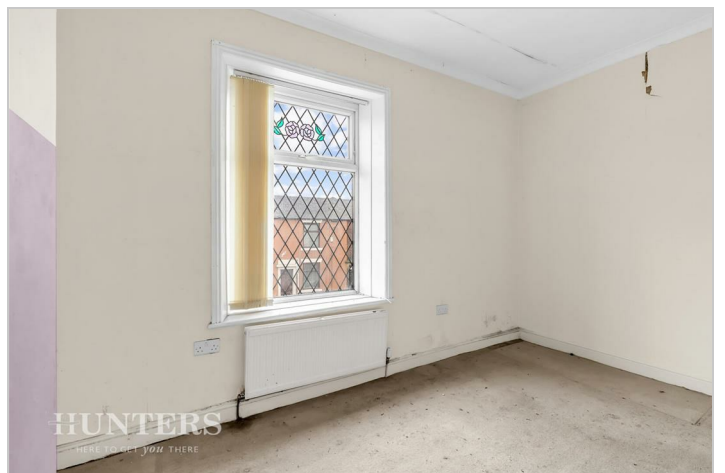
The rear consists of a paved and cobbled yard area, offering space for parking or outdoor storage. The

area is enclosed by walls and fencing to one side. Small garden fronted set back slightly off the road side.

Material Information - Littleborough

Tenure Type; FREEHOLD

Council Tax Banding; ROCHDALE COUNCIL BAND A



Ground Floor
Approx. 28.4 sq. metres (305.6 sq. feet)

Kitchen
2.90m x 3.66m
(9'6" x 12')

Lounge
4.26m x 4.16m
(14' x 13'8")

Vstb

First Floor
Approx. 28.4 sq. metres (305.6 sq. feet)

Bedroom
2.05m x 3.66m
(6'9" x 12')

Cpd

Landing

Bathroom
1.56m x 3.26m
(5'1" x 10'8")

Bedroom
3.10m x 4.16m
(10'2" x 13'8")

Total area: approx. 56.8 sq. metres (611.2 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.

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.

Energy Efficiency Rating

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		

EU Directive 2010/31/EC

England & Wales

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

EU Directive 2010/31/EC

England & Wales

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