

# HUNTERS®

HERE TO GET *you* THERE



## Whitelees Road

Littleborough, OL15 8DU

£145,000



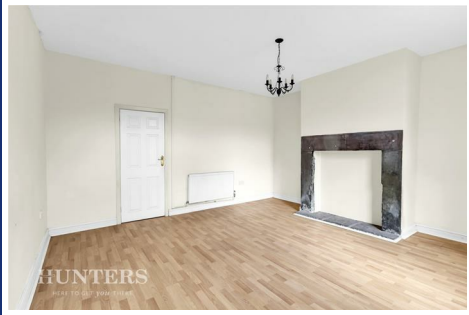
- TWO BEDROOM MID-TERRACE PROPERTY
- WALKING DISTANCE TO SHOPS, SCHOOLS & TRAIN STATION
- IDEAL INVESTMENT, FIRST-TIME BUY OR DOWNSIZER HOME
- COUNCIL TAX BAND A
- LEASEHOLD
- ENCLOSED REAR GARDEN
- EXCELLENT COMMUTER LINKS TO LEEDS & MANCHESTER
- NO ONWARD CHAIN
- EPC RATING C

Tel: 01706 390 500

# Whitelees Road

Littleborough, OL15 8DU

£145,000



Hunters Estate Agents are pleased to be offering to the market this two-bedroom mid-terrace property with a private rear garden, ideally located in the heart of Littleborough village. Within easy walking distance of local shops, schools, and the train station, this home offers excellent commuter links to Leeds and Manchester.

The property has proven to be a successful rental investment and, with a little modernisation, would continue to generate strong returns. Equally, it would make an ideal first-time buyer's home or a comfortable option for those looking to downsize.

Offered for sale with no onward chain, this is a fantastic opportunity not to be missed. Call now to arrange your viewing.

### Lounge

15'5" x 15'10" (4.70m x 4.82m)

This welcoming lounge offers a bright and airy space with light wood-effect flooring. A large window allows natural light to fill the room, complementing the neutral walls. A defining feature is the traditional fireplace with a dark surround, adding a touch of character to the room. The layout provides ample space for seating arrangements, making it a comfortable area to relax or entertain.

### Kitchen

9'1" x 12'7" (2.76m x 3.84m)

The kitchen is functional and practical, featuring a U-shaped worktop layout a range of wooden effect wall and base units. There is a freestanding oven and hob, with a sink positioned under a window that overlooks the rear garden, as well as space for a freestanding fridge freezer and plumbing for a washing machine.

### Landing

7'3" x 7'9" max (2.20m x 2.35m max)

With access to all first floor bedrooms and bathroom.

### Bedroom 1

12'10" max x 15'10" (3.92m max x 4.82m)

The larger bedroom is a bright, spacious room with laminate flooring that enhances the natural light from the sizable window. The neutral wall colours create a calm atmosphere, and a traditional fireplace adds a charming focal point. This room easily accommodates a double bed and additional furniture.

### Bedroom 2

11'8" x 10'3" max (3.55m x 3.12m max)

The second bedroom is a cosy space with laminate flooring and neutral walls, benefiting from a large window that looks out to the rear of the property. A decorative fireplace provides

character to the room, making it an ideal space for a single bed or office area.

### Bathroom

6'4" x 6'8" (1.92m x 2.04m)

The bathroom is fitted with a classic suite consisting of a bath with a shower screen, a pedestal wash basin, and a low level WC. The walls are painted in a soft neutral tone, with white tiling above the bath. The space is practical with a window providing ventilation and natural light, and neutral flooring completes the look.

### Rear Garden

The rear garden offers a manageable outdoor space with a paved patio area and lawned garden, ideal for those wanting to sit out.

### Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 920

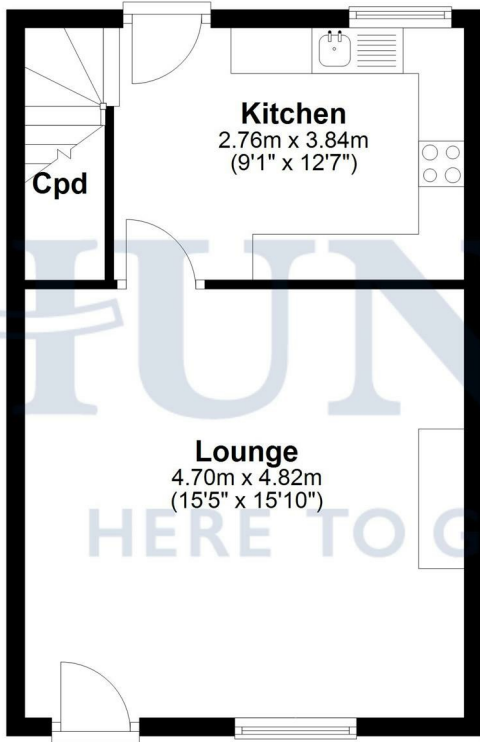
Leasehold Annual Service Charge Amount  
£5.00

Council Tax Banding; ROCHDALE COUNCIL  
BAND A

# Floorplan

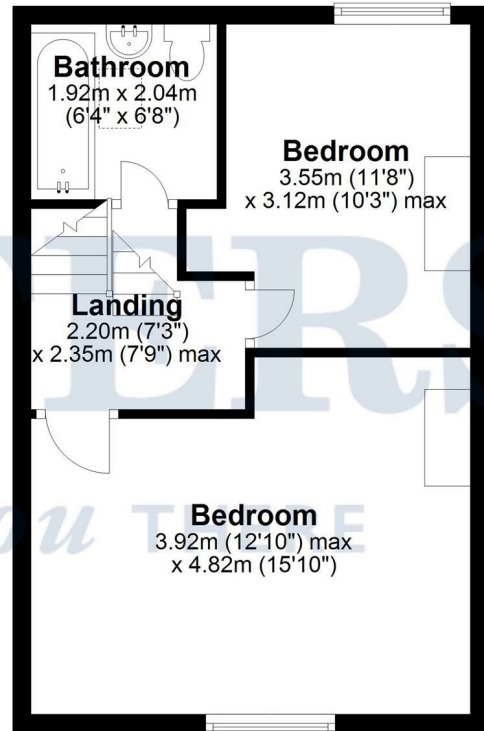
## Ground Floor

Approx. 36.5 sq. metres (392.4 sq. feet)



## First Floor

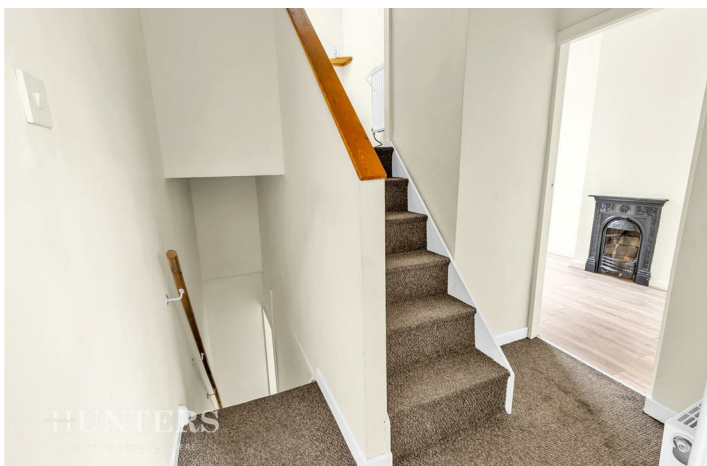
Approx. 36.5 sq. metres (392.4 sq. feet)

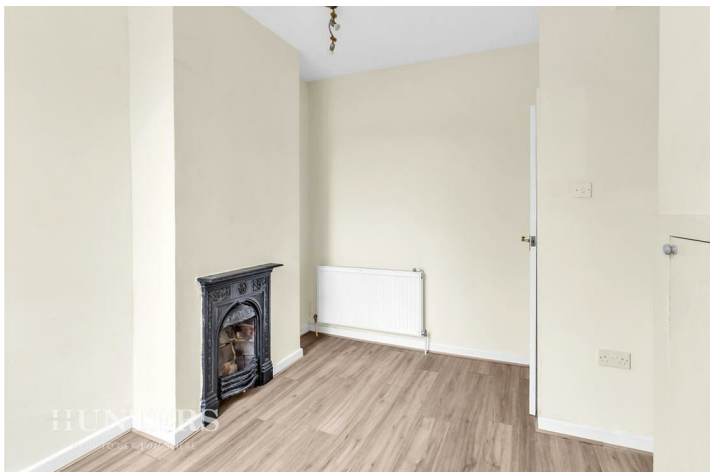


**Total area: approx. 72.9 sq. metres (784.7 sq. feet)**

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.

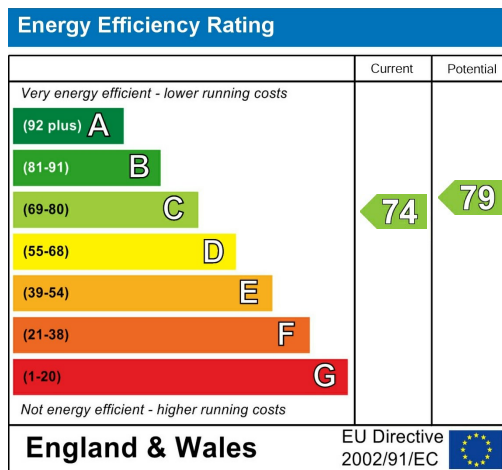
Created by EveryCloud Photography on behalf of Hunters Littleborough  
Plan produced using PlanUp.







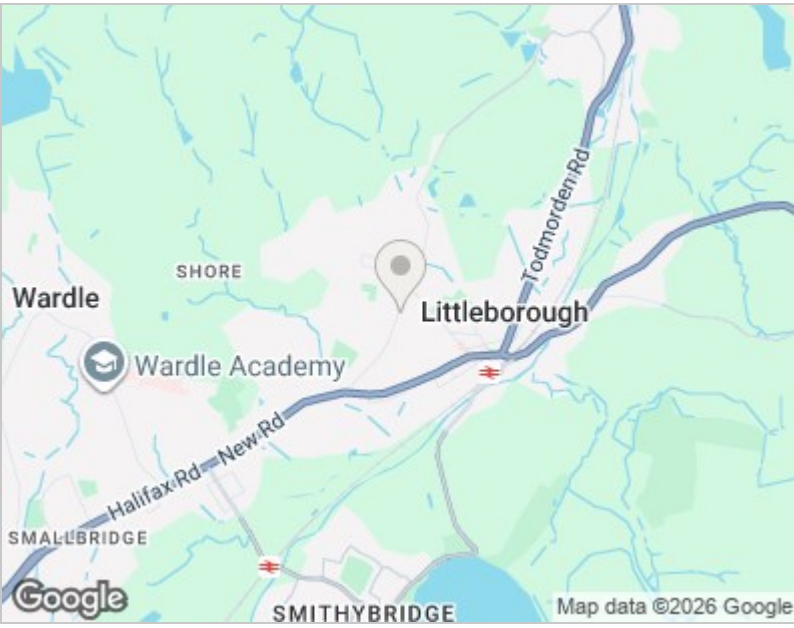
## Energy Efficiency Graph



## 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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