



## Wellington Street

Littleborough, OL15 8BQ

£165,000

- TWO BEDROOMS
- DOWNSTAIRS WC
- YARD TO THE REAR
- COUNCIL TAX BAND A
- LEASEHOLD



- MODERN MID TERRACED PROPERTY
- SITUATED IN TH HEART OF LITTLEBOROUGH VILLAGE
- OFFERED WITH NO ONWARD CHAIN
- EPC RATING D

# Wellington Street

Littleborough, OL15 8BQ

£165,000



Located in the heart of Littleborough village and within walking distance of local amenities including schools, shops, and the mainline train station with direct links to Manchester and Leeds city centres, this fantastic two-bedroom mid-terraced property is offered for sale.

An ideal purchase for first-time buyers or those looking to downsize, the property has been modernised throughout and briefly comprises a generously sized lounge, a modern fitted kitchen, and a downstairs WC. To the first floor are two double bedrooms and a modern fitted shower room.

Externally, the property benefits from a small rear yard.

Offered for sale with no onward chain, early viewings are highly recommended.

### Lounge

12'4" x 13'9" (3.75m x 4.20m)

This charming lounge features a bright and welcoming atmosphere with natural light filtering through the front-facing window adjacent to the entrance door. The room is enhanced by a fireplace set within a stone surround, creating a cosy focal point.

### Kitchen

10'2" x 11'1" (3.09m x 3.38m)

The kitchen offers a modern feel with its stylish wall and base units, complemented by light work surfaces. It is arranged in an efficient L-shape, providing ample storage and workspace. Integrated appliances include an oven, hob with an overhead extractor hood above. A side window and door bring in plenty of daylight and provide access likely leading to the utility area and rear yard.

### Utility Area/ Downstairs WC

A compact but practical utility area fitted with plumbing and space for appliances. This useful space leads to a separate WC, comprising of a low level WC and wash hand basin, making it a handy addition to the ground floor layout.

### Bedroom 1

10'2" max x 11'1" max (3.09m max x 3.38m max)

Located on the first floor, this double bedroom is welcoming and comfortably sized, featuring a large window that fills the room with natural light.

### Bedroom 2

12'4" x 8'10" max (3.75m x 2.69m max)

The second bedroom located to the rear of the property with a window overlooking the rear yard, allowing in daylight, and fitted storage cupboard.

### Shower Room

8'10" x 4'7" (2.69m x 1.41m)

A modern shower room featuring a large walk-in shower, a low level WC, a vanity sink set into a

stylish cabinet, and a heated towel rail, creating a fresh and practical bathroom space.

### Landing

The landing provides access to the bedrooms and shower room. It is finished in neutral tones with carpeting and benefits from a cupboard for additional storage.

### Rear Yard

The rear yard offers a paved and private patio area with a gate leading to the rear.

### Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 933

Leasehold Ground Rent Amount: £2.00

Council Tax Banding; ROCHDALE COUNCIL  
BAND A

# Floorplan

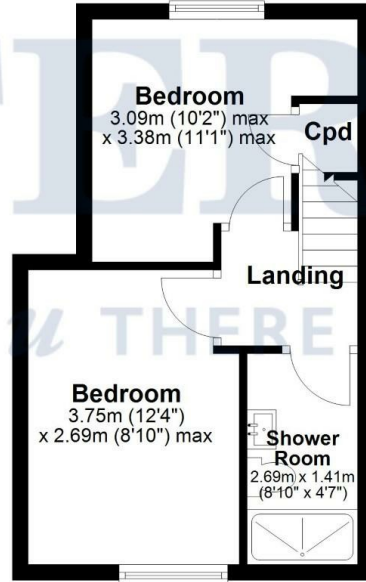
## Ground Floor

Approx. 29.8 sq. metres (320.8 sq. feet)



## First Floor

Approx. 26.6 sq. metres (285.8 sq. feet)

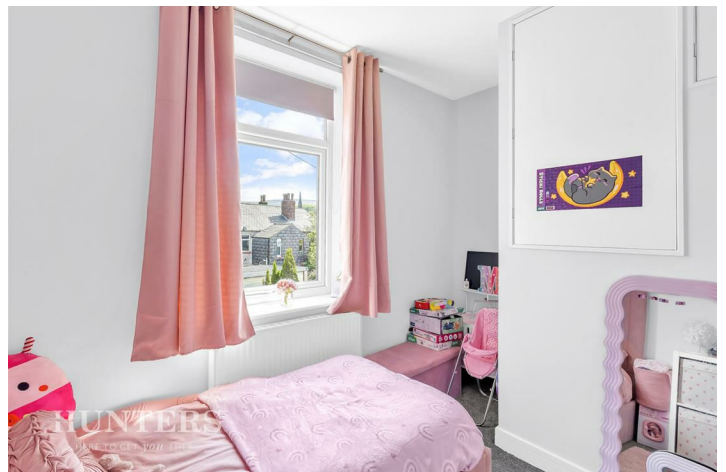


Total area: approx. 56.4 sq. metres (606.6 sq. feet)

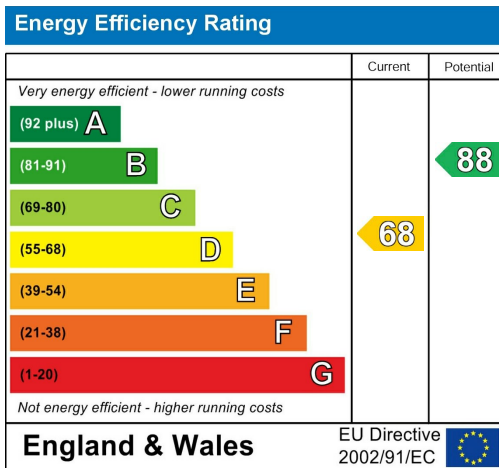
Disclaimer; This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.

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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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