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# Summit

Littleborough, OL15 9QW

£145,000

2 1 1 C

- TWO BEDROOMS
- BEAUTIFULLY PRESENTED THROUGHOUT
- SITUATED WITHIN EASY ACCESS TO LITTLEBOROUGH VILLAGE
- COUNCIL TAX BAND A
- FREEHOLD
- STONE BUILT BACK-TO-BACK PROPERTY
- GARDEN FRONTED
- AN IDEAL FIRST TIME BUY OR THOSE LOOKING TO DOWNSIZE
- EPC RATING C

Tel: 01706 390 500

# Summit

Littleborough, OL15 9QW

## £145,000

Hunters Estate Agents are delighted to offer to the market this attractive stone-built back-to-back property, situated in the sought-after area of Summit.

The property is ideally located close to beautiful canal-side walks, open countryside and Littleborough village being a short drive away, with its range of local shops and direct public transport links. This makes it an ideal home for first-time buyers or those looking to downsize.

The accommodation comprises a spacious lounge, fitted kitchen, two bedrooms and a modern bathroom suite. Externally, the property benefits from a garden area to the front, while on-street parking is also available to the front.

Viewings are highly recommended to fully appreciate what this property has to offer.

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## Lounge

14'8" x 14'9" (4.46m x 4.51m)

This welcoming lounge offers a spacious, light-filled area with a bright and airy feel. It features a charming focal point fireplace with a mantel, complemented by wooden flooring that flows seamlessly throughout the room. A staircase with wooden balusters leads to the first floor, and the space is enhanced by large windows that invite natural daylight, creating a warm and inviting atmosphere.

## Kitchen

14'8" x 6'4" (4.46m x 1.93m)

The kitchen is a bright and practical space designed for functionality and modern living. It features white cabinetry with a glossy finish paired with dark granite-effect countertops, creating a clean and contemporary look. Integrated appliances include an oven and hob, and a tall fridge freezer is tucked neatly into the corner. The kitchen also benefits from a window that fills the room with natural light.

## Landing

6'2" x 13'6" (1.89m x 4.12m)

The landing upstairs is a bright and neutral space with carpet flooring, providing access to all bedrooms and the bathroom.

## Bedroom 1

14'8" x 9'6" (4.46m x 2.89m)

This well-proportioned bedroom offers a peaceful retreat with a large window allowing plenty of natural light. It features soft grey carpeting and neutral walls, creating a calm and restful atmosphere. There is space for a double bed and additional furnishings such as a chest of drawers and a wardrobe.

## Bedroom 2

8'1" x 6'8" (2.47m x 2.03m)

This cosy bedroom is perfectly suited for use as a single bedroom, home office or study. It benefits from natural light through a large window and has a light wooden floor with neutral walls, offering a flexible space that can be adapted to suit your needs.

## Bathroom

8'1" x 4'8" (2.47m x 1.42m)

The bathroom is a sleek and modern space featuring a bathtub with an overhead shower. The walls are tiled in a stylish dark tile with a glossy finish, while the floor has patterned tiling that adds character. A white pedestal basin, a toilet, a heated towel radiator, and a frosted window complete this well-appointed room.

## External

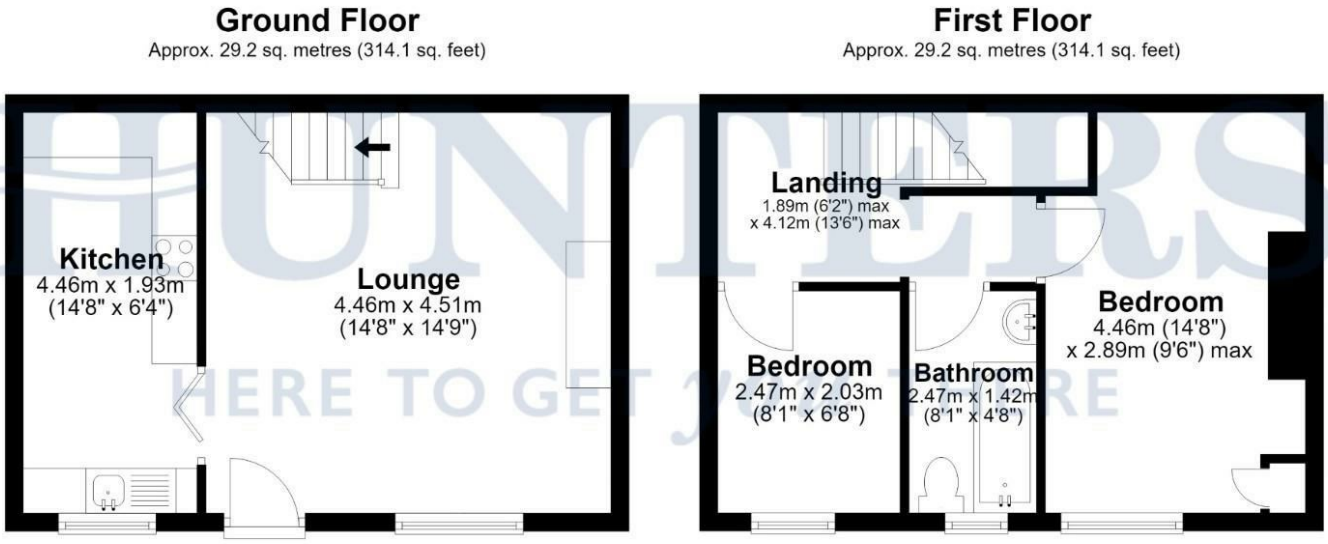
An enclosed forecourt garden to the front providing space to sit out and enjoy the warmer months. With on street parking available.

## Material Information - Littleborough

Tenure Type; FREEHOLD

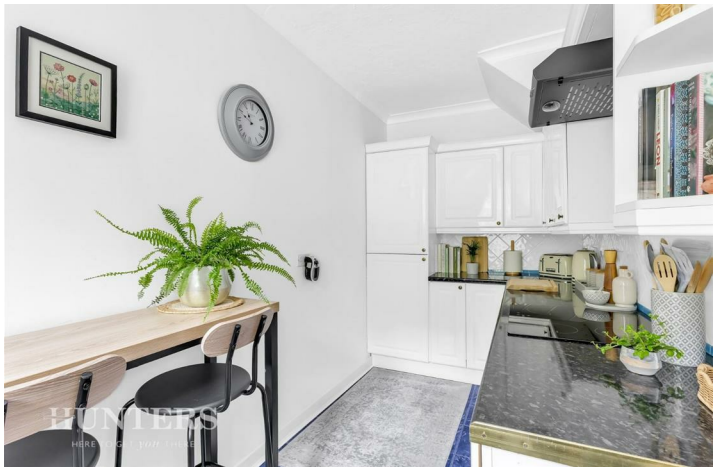
Council Tax Banding; ROCHDALE COUNCIL BAND A

Floorplan




Total area: approx. 58.4 sq. metres (628.2 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.



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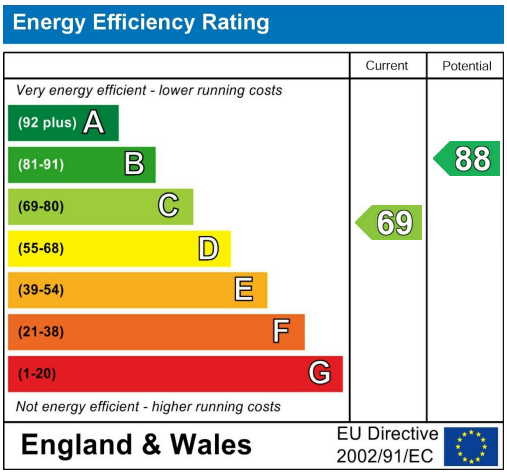
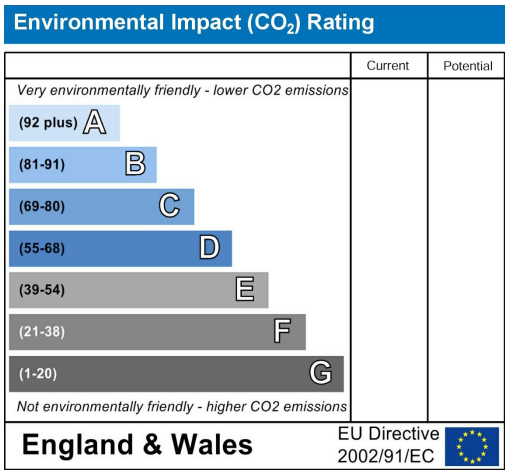
## Energy Efficiency Graph




## 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

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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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The Property Ombudsman