



## Summit

Littleborough, OL15 9QX

£145,000



- STONE MID TERRACE
- TWO BEDROOMS
- ENCLOSED REAR GARDEN
- CONVENIENT FOR LITTLEBOROUGH CENTRE
- COUNCIL TAX BAND A
- SOLD WITH NO ONWARD CHAIN
- EXTENDED UTILITY ROOM
- NEARBY CANAL SIDE WALKS
- EPC RATING D
- LEASEHOLD

# Summit

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This delightful two-bedroom stone terraced home offers excellent accommodation and is ideal for first-time buyers, downsizers, and investors alike. Positioned in a highly sought-after location, the property provides the perfect blend of countryside tranquillity and village convenience, with beautiful canal-side walks and neighbouring countryside right on your doorstep. Despite the serene surroundings, you are still within easy reach of Littleborough's vibrant village centre, which offers a variety of independent shops, restaurants, cafés, and the mainline railway station.

The accommodation includes a welcoming lounge, a well-proportioned kitchen, a useful utility room, a landing leading to two generous bedrooms, and a bathroom fitted with a three-piece suite. Externally, the property benefits from a rear garden, ideal for relaxing or creating a low-maintenance outdoor space. Offered with no onward chain, this charming stone terrace is ready for its next owner, and a viewing is highly recommended to fully appreciate everything it has to offer.

## Lounge

14'5" x 14'1" (4.39m x 4.30m)

The lounge offers a welcoming space with a window to the front allowing natural light to brighten the room. Staircase leading to the first floor.

storage.

## Rear Garden

The rear garden features a decked seating area enclosed by fencing, ideal for those wanting to sit out.

## Kitchen/Dining Room

14'3" x 6'11" (4.36m x 2.10m)

This kitchen is fitted with a range of wall and base units, sink and Range style cooker with overhead extractor fan. Fitted with a breakfast bar-style counter along one wall and a door at the rear provides access to the utility room.

## Utility

10'8" x 8'3" max (3.25m x 2.51m max)

The utility room is a practical space fitted with plumbing for washing appliances and space for a large fridge freezer. A door leading to the rear of the property.

## Landing

With access to all bedrooms, bathroom and ladder leading to the attic space.

## Bedroom 1

11'7" x 7'6" (3.54m x 2.29m)

A double bedroom located to the front of the property with built in storage.

## Bedroom 2

14'3" x 6'11" (4.36m x 2.10m)

A further bedroom located to the rear of the property with a built in storage cupboard.

## Bathroom

8'10" x 6'3" (2.71m x 1.91m)

A modern bathroom, comprising of a bath with overhead shower, a pedestal wash basin, and a WC. Neutral tiling and a window to the front.

## Attic Space

9'1" x 13'8" (2.78m x 4.17m)

The attic space on the second floor is a versatile space with a skylight and built in eaves

## Floorplan

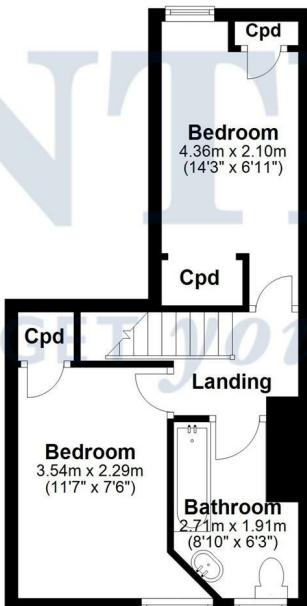
### Ground Floor

Approx. 35.2 sq. metres (378.4 sq. feet)



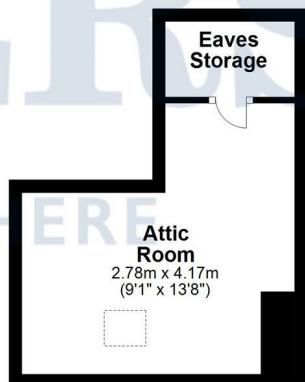
### First Floor

Approx. 28.2 sq. metres (303.8 sq. feet)



### Second Floor

Approx. 16.8 sq. metres (180.5 sq. feet)

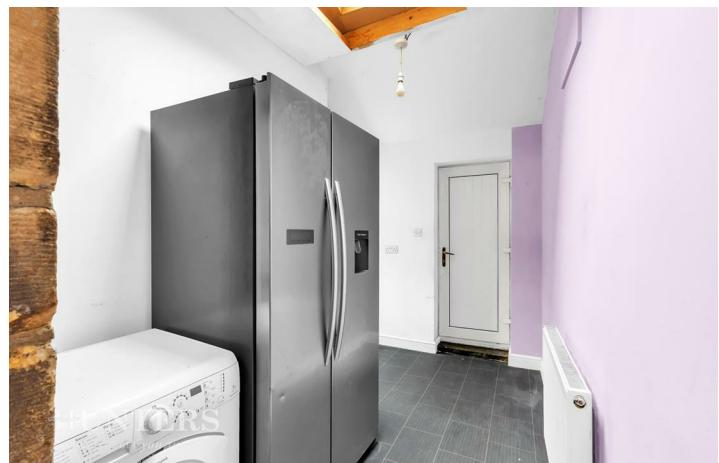


Total area: approx. 80.1 sq. metres (862.7 sq. feet)

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.

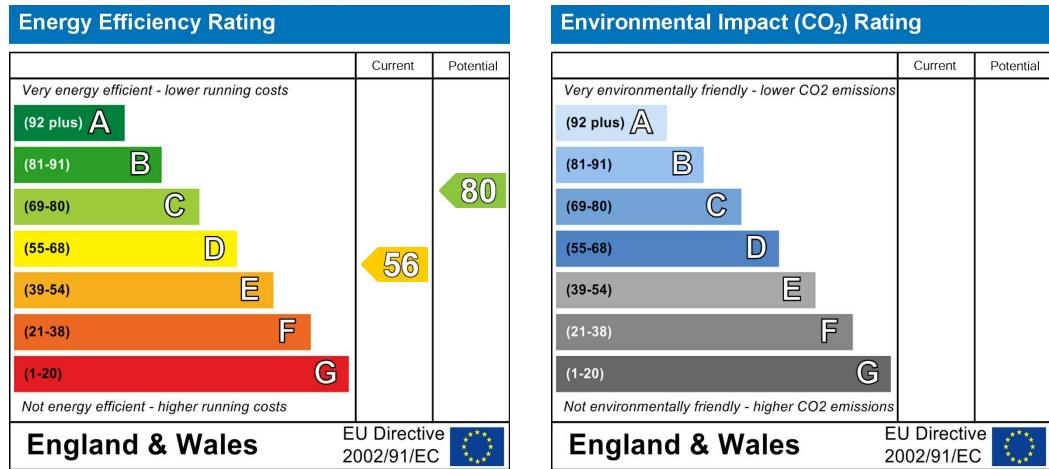




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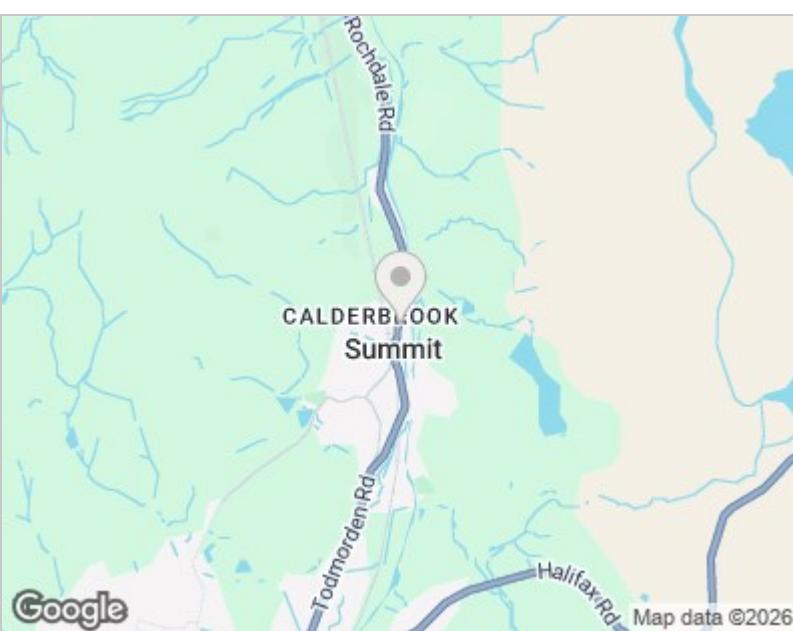
### Energy Efficiency Graph



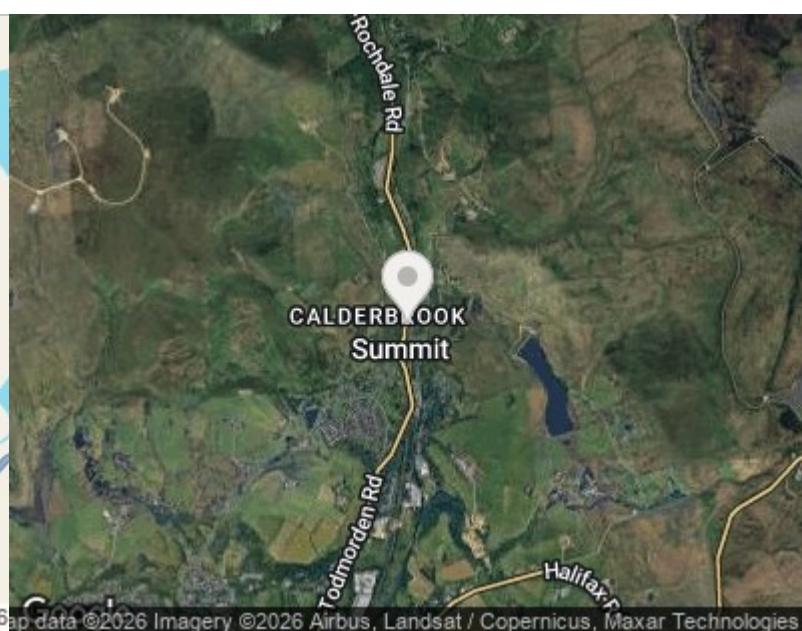
### Viewing

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





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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