

# HUNTERS®

HERE TO GET *you* THERE



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## James Street

Littleborough, OL15 8NF

£155,000



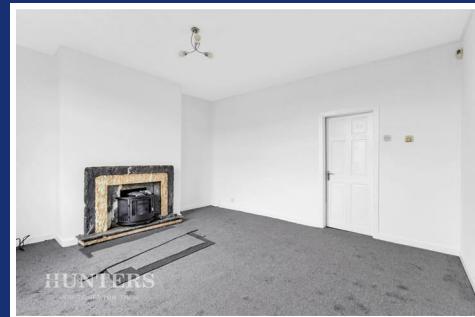
- TWO BEDROOM TERRACE
- POPULAR RESIDENTIAL LOCATION
- SOLD WITH NO ONWARD CHAIN
- COUNCIL TAX BAND A
- USE OF GARDEN TO REAR
- IDEAL FIRST HOME OR BUY TO LET
- LEASEHOLD
- EPC RATING D

Tel: 01706 390 500

# James Street

Littleborough, OL15 8NF

£155,000



Hunters are offering to the market this two-bedroom terraced property situated in a convenient location, within easy reach of the wide range of amenities that Littleborough has to offer, including the main line train station for Leeds and Manchester.

The accommodation comprises a lounge, kitchen, and a conservatory space, along with two bedrooms and a bathroom.

Externally, the property benefits from the use of a garden to the rear, (although not on the Title Plan, this property has had sole use of the garden for over 30 years), while on-street parking is available to the front.

Offered for sale with no onward chain, this property represents an ideal opportunity for first-time buyers or investors seeking a well-located home.

## Lounge

13'10" x 14'11" (4.23m x 4.55m)

This bright and inviting lounge features a large front-facing window with decorative leaded glass, filling the room with natural light. The focal point is an attractive fireplace with a stone surround creating a cosy atmosphere. Neutral walls and grey carpeting provide a versatile backdrop for any style of furnishing. The room also benefits from a radiator and a front access door, adding to the practical layout.

## Kitchen

10'6" x 12'2" (3.19m x 3.70m)

The kitchen is well-proportioned, offering plenty of units with a warm, traditional finish. It includes a work surface with a built-in sink beneath a window overlooking the rear. The walls are partly tiled with a classic pattern, and the flooring is laid with practical wood-effect vinyl. A door leads directly to the conservatory, while another door provides access to a useful cupboard under the stairs.

## Conservatory

4'6" x 11'10" (1.37m x 3.60m)

The conservatory is a charming addition at the rear of the house, featuring a light and airy space with windows running along two sides and a door that opens out to the garden. Its neutral décor and wood-effect vinyl flooring make it a lovely spot to enjoy views of the garden and let in plenty of daylight.

## Landing

368.2 sq. feet (34.2 sq. metres)

The landing area provides access to the bedrooms, bathroom and staircase. It is carpeted in grey, consistent with the rest of the upstairs, and benefits from a cupboard for extra storage.

## Bedroom 1

13'11" x 14'11" (4.23m x 4.55m)

The main bedroom is a generous and light-filled space with two front-facing windows fitted with decorative leaded glass, offering pleasant views and plenty of daylight. The room is finished with

neutral walls and grey carpeting, with a radiator beneath each window for comfort.

## Bedroom 2

10'6" x 7'2" (3.19m x 2.19m)

This second bedroom is a comfortable, well-proportioned room with a single window offering garden views. The room is finished with neutral décor and grey carpeting, and benefits from a radiator beneath the window, making it a cosy and practical bedroom or study space.

## Bathroom

7'3" x 4'5" (2.20m x 1.35m)

The bathroom is fitted with a white suite comprising a bath with an electric shower above, a pedestal wash basin and a close-coupled WC. The walls are tiled in white, creating a clean and bright feel, complemented by a small frosted window that provides natural light. The flooring is practical wood-effect vinyl, and a radiator adds warmth.

## Rear Garden

The rear garden features a lawn with a paved patio area, surrounded by a low stone wall and fencing with a path running along the back of the house. The garden is bordered by woodland, offering a peaceful and sheltered setting ideal for outdoor relaxation or activities. (Please note: Although the garden is not on the Title Plan, the residents of this property have had sole use of the space for over 30 years with no objections made.)

## Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 853

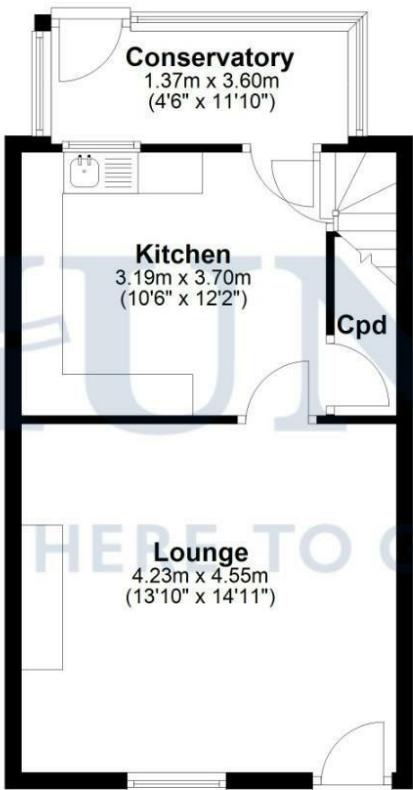
Leasehold Annual Ground Rent Amount £3.18s.6d

Council Tax Banding; ROCHDALE COUNCIL  
BAND A

## Floorplan

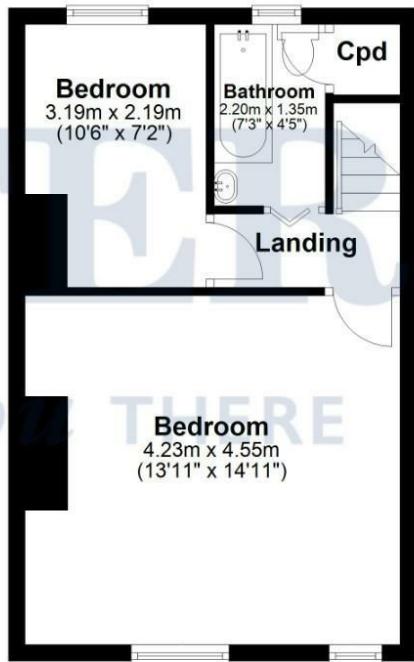
### Ground Floor

Approx. 39.5 sq. metres (425.1 sq. feet)



### First Floor

Approx. 34.2 sq. metres (368.2 sq. feet)

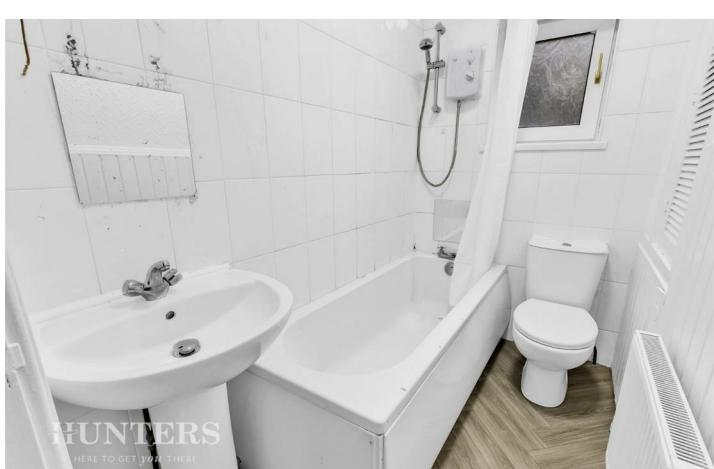


**Total area: approx. 73.7 sq. metres (793.3 sq. feet)**

**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.

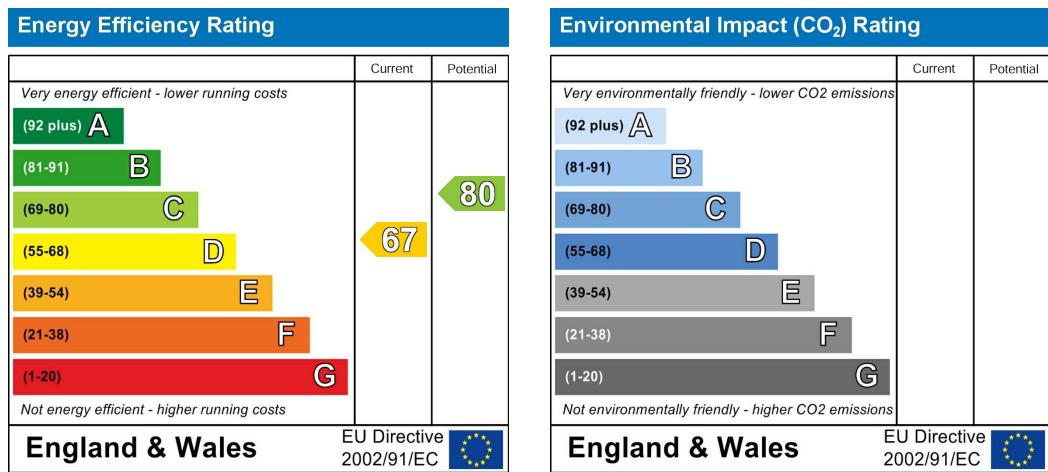




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## Energy Efficiency Graph



## 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.

85 Church Street, Littleborough, OL15 8AB  
Tel: 01706 390 500 Email: [littleborough@hunters.com](mailto:littleborough@hunters.com)  
<https://www.hunters.com>

