

HUNTERS®

HERE TO GET *you* THERE



James Street

Dearnley, Littleborough, OL15 8NF

£149,950



- MID TERRACED PROPERTY
- CLOSE TO LOCAL AMENITIES
- COMMUNAL GARDEN TO REAR
- SOLD WITH NO CHAIN
- COUNCIL TAX BAND A
- TWO DOUBLE BEDROOMS
- MODERNISED THROUGHOUT
- AN IDEAL FIRST TIME BUY OR BUY TO LET
- LEASEHOLD
- EPC RATING C

Tel: 01706 390 500

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Located in the sought-after area of Dearnley, this light and bright two-bedroom mid-terrace home enjoys a convenient position close to local shops, open countryside, and just a short distance from Littleborough village. The ground floor features a spacious lounge with an electric fireplace and a modern fitted kitchen, with access to the damp proofed cellar. Upstairs, you'll find two generously sized double bedrooms and a contemporary bathroom suite. Outside, there is street parking to the front, while the rear boasts a communal garden with a paved seating area. The property has recently had a new roof installed with a guarantee that can be provided. Sold with no onward chain, this property is perfect for first-time buyers or buy-to-let investors—early viewings are highly recommended.

Lounge

14'11" x 15'8" (4.55m x 4.79m)

A generously sized lounge, accessed via a useful entrance vestibule, featuring an electric fire, central heating radiator, and a large front-facing double glazed window that floods the room with natural light, creating a light and bright and welcoming atmosphere.

Kitchen

10'2" x 13'0" (3.12m x 3.98m)

A modern fitted kitchen, offering a range of contemporary wall and base units with complementary work surfaces, stainless steel sink, electric oven, and gas hob with overhead extractor fan. A window and door to the rear fill the space with natural light and provide access to the garden. The kitchen also features stair access to the cellar, with the wall-mounted combi boiler neatly positioned within the room.

Cellar

6'11" x 15'8" (2.12m x 4.79m)

Accessed via the kitchen, used for storage and has been damp proof.

Landing

A spacious landing area, complete with a built-in storage cupboard, providing a practical and tidy solution for household essentials.

Bedroom 1

11'9" x 10'5" (3.60m x 3.19m)

A generous double bedroom positioned to the front of the property, featuring a central heating radiator and a front-facing double glazed window that allows plenty of natural light to fill the room.

Bedroom 2

13'9" x 6'10" (4.20m x 2.10)

A further double bedroom located to the rear of the property with a built in over the stairs storage cupboard, radiator and double glazed window to the rear aspect.

Bathroom

9'9" x 4'11" (2.99m x 1.50m)

A modern fitted bathroom suite with underfloor heating, comprising a panelled bath with overhead shower, low-level WC, wash hand basin, and a chrome heated towel rail.

External

Externally, the property benefits from street parking to the front, while to the rear there is a communal garden featuring a paved seating area—perfect for relaxing or enjoying the outdoors.

Material Information - Littleborough

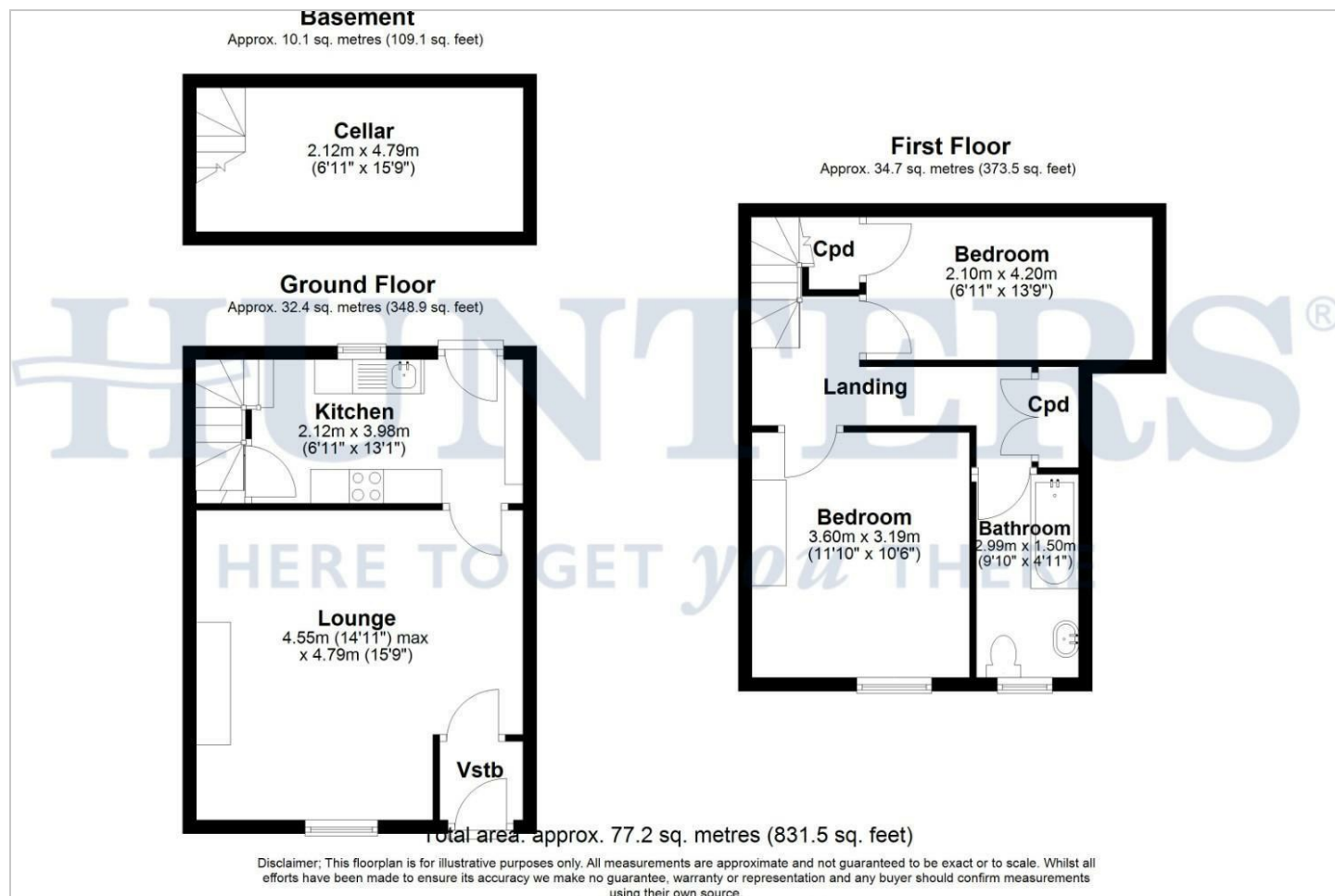
Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 833

Leasehold Annual Ground Rent Amount £3.60

Council Tax Banding; ROCHDALE COUNCIL
BAND B

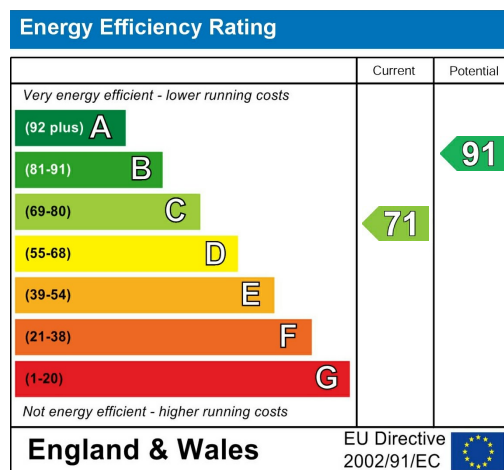
Floorplan







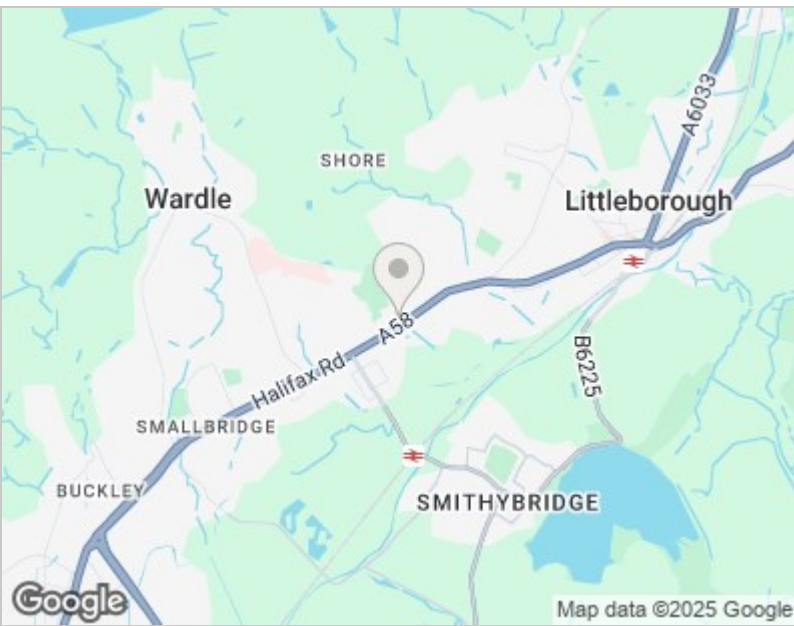
Energy Efficiency Graph



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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