

# HUNTERS<sup>®</sup>

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## Hanover Street

Littleborough, OL15 8DS

£179,950



- BEAUTIFULLY PRESENTED SEMI-DETACHED HOME
- LIGHT AND BRIGHT LOUNGE AND KITCHEN
- ENCLOSED GARDEN
- SOLD WITH NO ONWARD CHAIN
- COUNCIL TAX BAND A
- TWO BEDROOMS
- TUCKED AWAY ON A OFF-ROAD LOCATION
- CLOSE TO AMENITIES
- EPC RATING TBC
- LEASEHOLD

Tel: 01706 390 500

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Beautifully Presented Two-Bedroom Semi-Detached Home tucked away on this off-road location, offering an ideal opportunity for first-time buyers or those looking to downsize.

The accommodation is light and bright, comprising a welcoming lounge, a well-appointed kitchen, two comfortable bedrooms, and a family bathroom.

Outside, the property benefits from an enclosed garden, providing a private space to relax and enjoy. Conveniently located close to local amenities, including a supermarket, local shops, a primary school on the doorstep, and the mainline train station with easy access to Leeds and Manchester, this home offers both comfort and connectivity.

Additional benefits include gas central heating and double glazing throughout. Offered with no onward chain, early viewing is highly recommended to fully appreciate this delightful home.

### Lounge

14'3" x 13'7" (4.35m x 4.15m)

This charming lounge features a traditional electric feature stove set within a rustic brick fireplace, creating a cosy focal point. Natural light filters through a front-facing window, enhancing the welcoming atmosphere. With a welcoming vestibule and door leading to the kitchen.

### Kitchen

8'8" x 13'7" (2.65m x 4.15m)

The kitchen has a contemporary feel with sleek, dark grey units topped with light marble-effect work surfaces. The layout is U-shaped providing ample workspace and storage, with an integrated oven and hob with a modern extractor hood above. A large window fills the space with natural light, while the floor is laid with wood-effect herringbone vinyl for easy maintenance.

### Landing

8'2" x 5'10" (2.48m x 1.79m)

With access to all first floor bedrooms and bathroom.

### Bedroom 1

8'6" x 13'7" max (2.59m x 4.15m max)

This double bedroom is bright and neatly presented with a large window letting in plenty of natural light.

### Bedroom 2

14'6" x 8'7" max (4.41m x 2.63m max)

The second bedroom benefits from an exposed brick chimney breast as a feature wall, adding character and charm. With a window boasting ample natural light.

### Bathroom

7'11" x 4'8" (2.41m x 1.42m)

The bathroom is fully tiled with glossy black tiles covering the walls, creating a striking and modern look. It includes a white bath with

chrome fittings, a pedestal wash basin, and a low level WC. A window provides natural light, and a chrome towel radiator adds a practical and stylish element to the space.

### Garden

The rear garden is low maintenance with a large area covered in gravel, surrounded by wooden fencing for privacy and security, making this an ideal place for those wanting to sit out and enjoy.

### Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 791

Leasehold Ground Rent Amount: £4.00

Council Tax Banding; ROCHDALE COUNCIL  
BAND A

# Floorplan

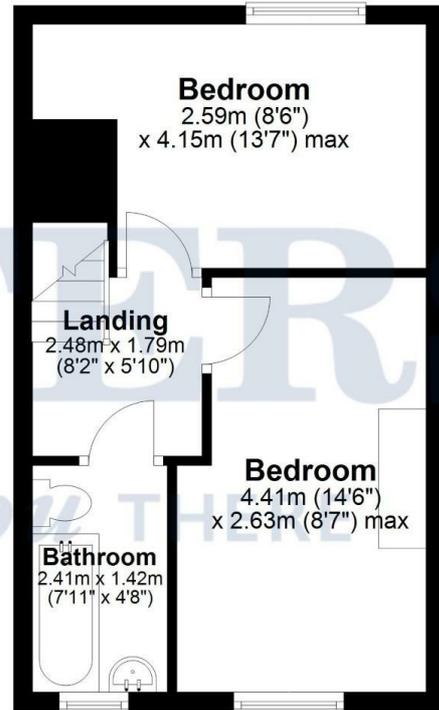
## Ground Floor

Approx. 29.5 sq. metres (317.0 sq. feet)



## First Floor

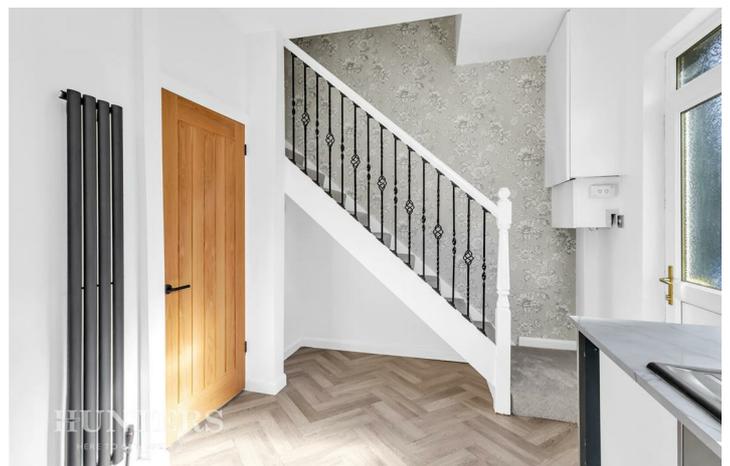
Approx. 29.4 sq. metres (316.3 sq. feet)

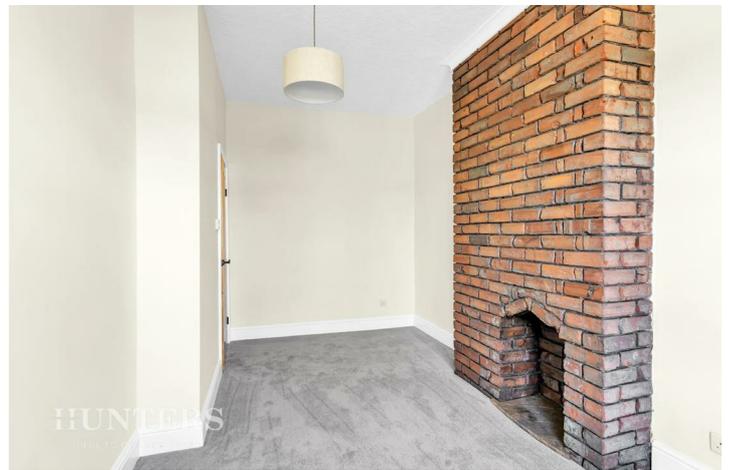
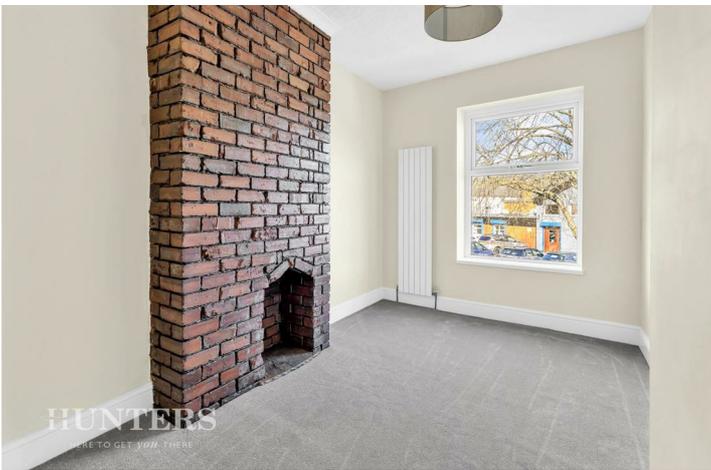


**Total area: approx. 58.8 sq. metres (633.3 sq. feet)**

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.

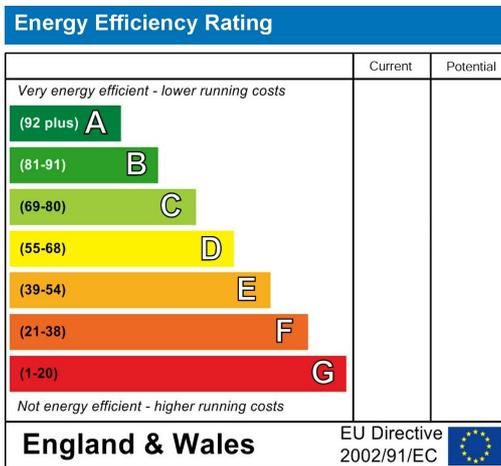
Created by EveryCloud Photography on behalf of Hunters Littleborough  
Plan produced using PlanUp.







## 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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