

# HUNTERS<sup>®</sup>

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## Mill Fold Gardens

Littleborough, OL15 8SA

£162,500



- TWO BEDROOM SECOND FLOOR APARTMENT
- SHORT DISTANCE FROM LITTLEBOROUGH VILLAGE
- ALLOCATED PARKING
- NO ONWARD CHAIN
- LEASEHOLD

- SOUGHT AFTER DEVELOPMENT WITH OPEN VIEWS
- OPEN PLAN LOUNGE AND KITCHEN
- COMMUNAL GARDENS
- EPC RATING C
- COUNCIL TAX BAND B

Tel: 01706 390 500

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Littleborough, OL15 8SA

£162,500



Situated in a sought after development, a short distance from Littleborough village and all its local amenities, including shops, schools and train station, providing direct access to both Manchester and Leeds city centres, offers this two bedroom, modern apartment. Located on the top floor of the development, enjoying open views, this property comprises of a welcoming communal entrance, an open plan kitchen and lounge, two bedrooms and a spacious bathroom suite. Externally, this property is surrounded with well maintained communal gardens and offers private allocated parking and further visitor parking. This property is offered with NO ONWARD CHAIN and viewings are highly recommended.

### Communal Entrance

A welcoming communal entrance hall with stair access leading to the apartment.

### Hallway

With access to all rooms and storage cupboard, ideal for hanging coats and storing shoes.

### Open Plan Kitchen & Lounge

kitchen 12'0" x 6'2" lounge 12'0" x 15'8" (kitchen 3.67 x 1.89 lounge 3.67 x 4.80)

A fantastic open plan lounge and kitchen, with French patio doors and a Juliette balcony enjoying open views. The modern kitchen comprises of a range of wall and base units, stainless steel sink, electric oven, gas hob with over head extractor, plumbing for a washing machine and an integrated fridge freezer. The wall mounted combi boiler can also be located in the kitchen.

### Bedroom 1

9'0" x 13'10" (2.76 x 4.24)

A spacious double bedroom with window enjoying countryside views.

### Bedroom 2

6'4" x 12'0" (1.95 x 3.66)

A single bedroom which would make an ideal home office or bedroom, enjoying open views.

### Shower room

8'11" x 6'2" (2.73 x 1.89)

A spacious partly tiled bathroom suite, comprising of a low level WC, wash hand basin and walk in shower.

### External & Parking

Boasting well maintained communal gardens throughout the development and private allocated parking, further visitor parking can also be found in the carpark.

### Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 977

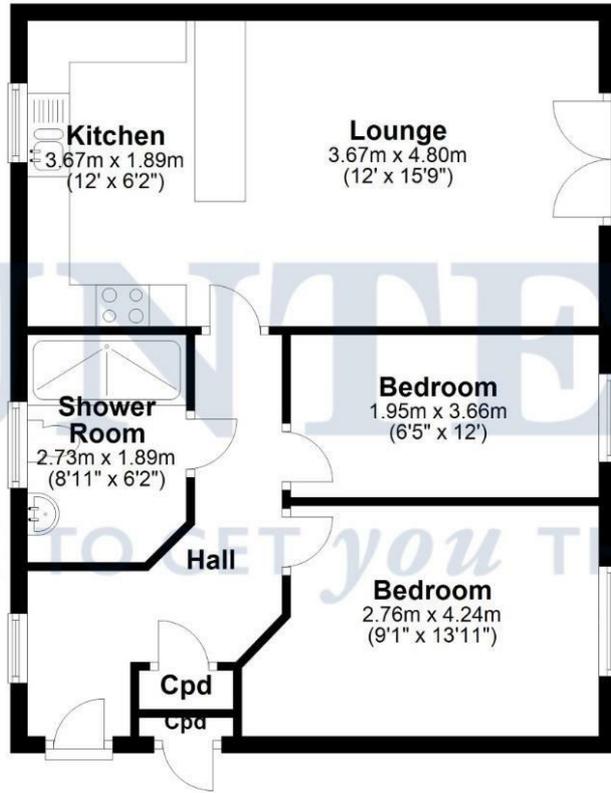
Leasehold Annual Service/Management Charge Amount £960.00

Council Tax Banding; ROCHDALE COUNCIL BAND B.

Floorplan

**Second Floor**

Approx. 58.2 sq. metres (626.3 sq. feet)



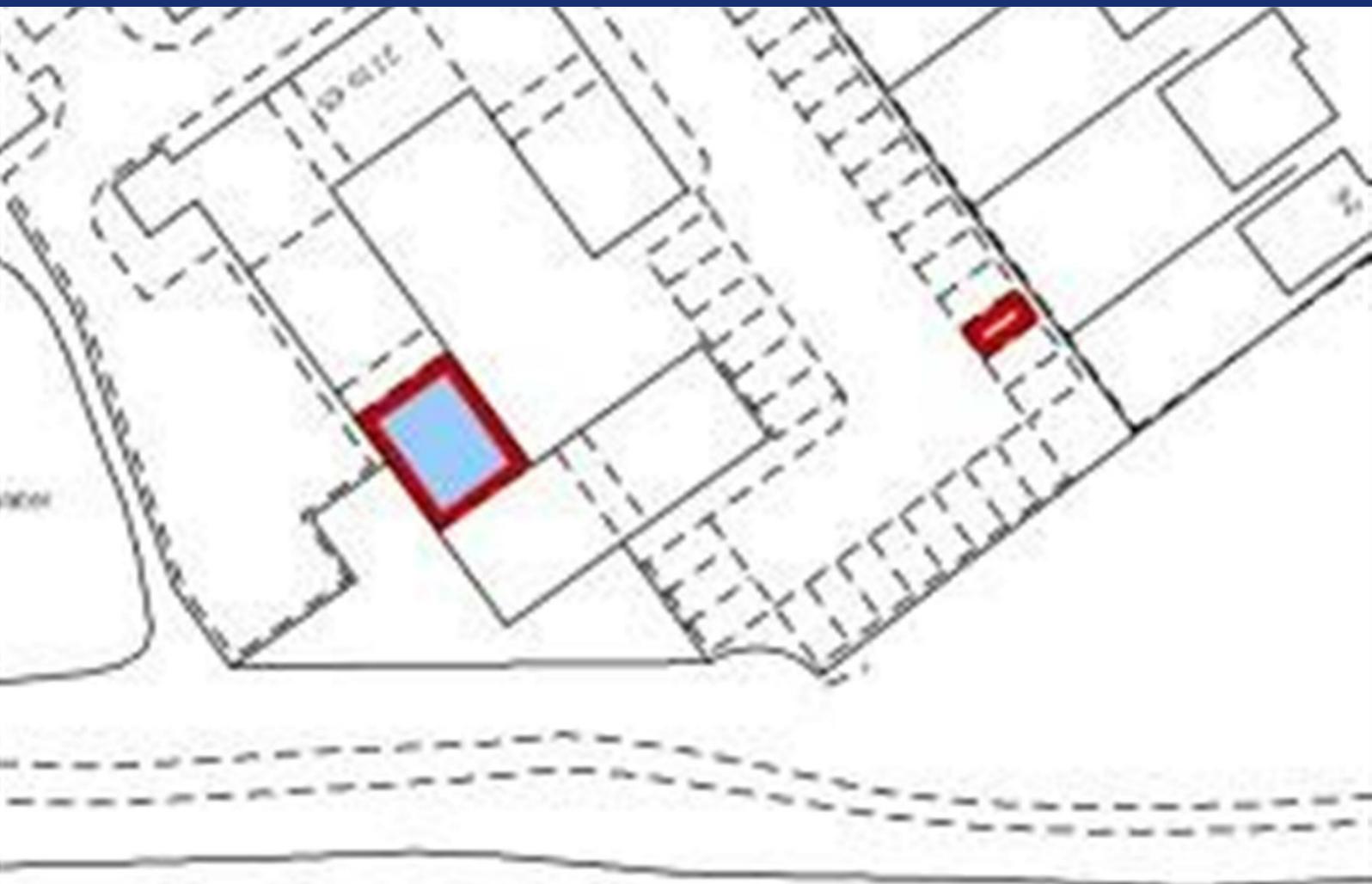
Total area: approx. 58.2 sq. metres (626.3 sq. feet)

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.

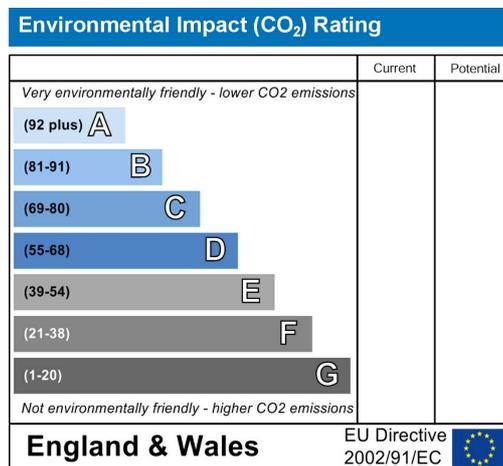
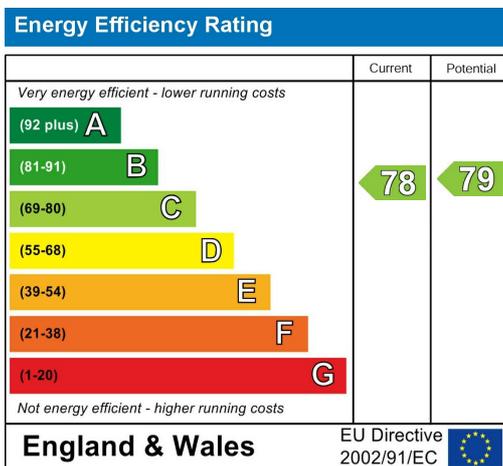
Created by EveryCloud Photography on behalf of Hunters Littleborough  
Plan produced using PlanUp.







### 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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