



HUNTERS
HERE TO GET *you* THERE

New Road, Littleborough

- STONE BUILT END TERRACED PROPERTY
- AN IDEAL INVESTMENT OR FIRST TIME BUY
- CELLAR
- CLOSE TO LITTLEBOROUGH VILLAGE AND LOCAL AMENITIES
- COUNCIL TAX BAND A
- TWO BEDROOMS
- LARGE DINING KITCHEN
- UPVC WINDOWS AND GAS CENTRAL HEATING
- EPC RATING D
- LEASEHOLD

£130,000



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DESCRIPTION

Hunters Estate Agents are delighted to be able to offer to the market this ideal first property or as a buy to let investment. This spacious two bedroom terraced property is perfectly situated, near to all the local amenities and briefly comprises of an entrance vestibule, lounge, large kitchen, diner, cellar, two double bedrooms, and a family bathroom. Tastefully decorated throughout with gas central heating and double glazing. The location provides easy and convenient access to local schools, shops and transport links, including two mainline train stations within Littleborough and Smithy Bridge. Call now to arrange a viewing to fully appreciate the space on offer.

ENTRANCE HALL

A useful space to be able to hang coats and store shoes before entering the main living accommodation.

LOUNGE

Accessed via the welcoming entrance hall to the spacious lounge with electric feature fireplace and UPVC window to the front elevation.

DINING KITCHEN

A large dining kitchen, comprising of a fitted range of wall and base units, stainless steel sink, electric oven, gas hob with over head extractor fan, and space free standing fridge freezer and plumbing for a washing machine. The kitchen offers space for a large dining room table and stairs leading to the cellar.

CELLAR

Accessed via the dining kitchen.

LANDING

With access to all first floor rooms and loft space.

BEDROOM ONE

A large spacious double bedroom with two UPVC windows to the front elevation.

BEDROOM TWO

The second double bedroom makes a wonderful child's room or home office with a view out to the rear aspect.

BATHROOM

A three piece bathroom suite, comprising of a panelled bath with over head shower, low level WC and wash hand basin.

Material Information - Littleborough

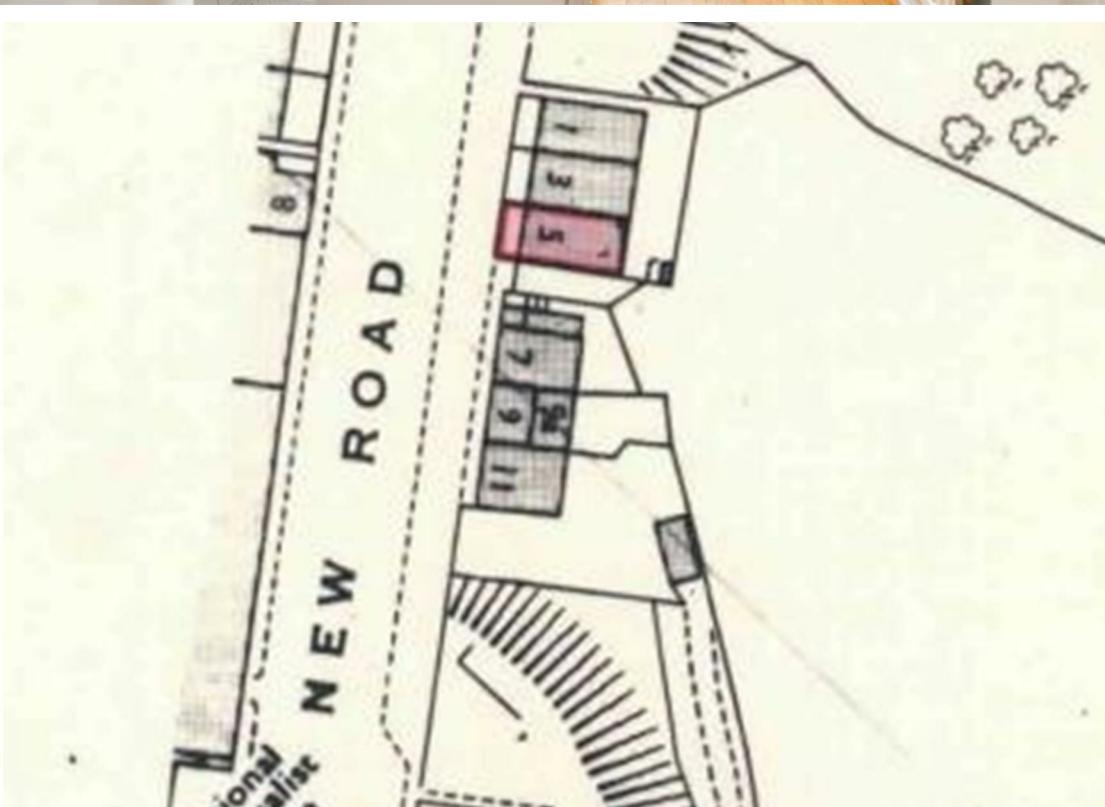
Tenure Type: LEASEHOLD

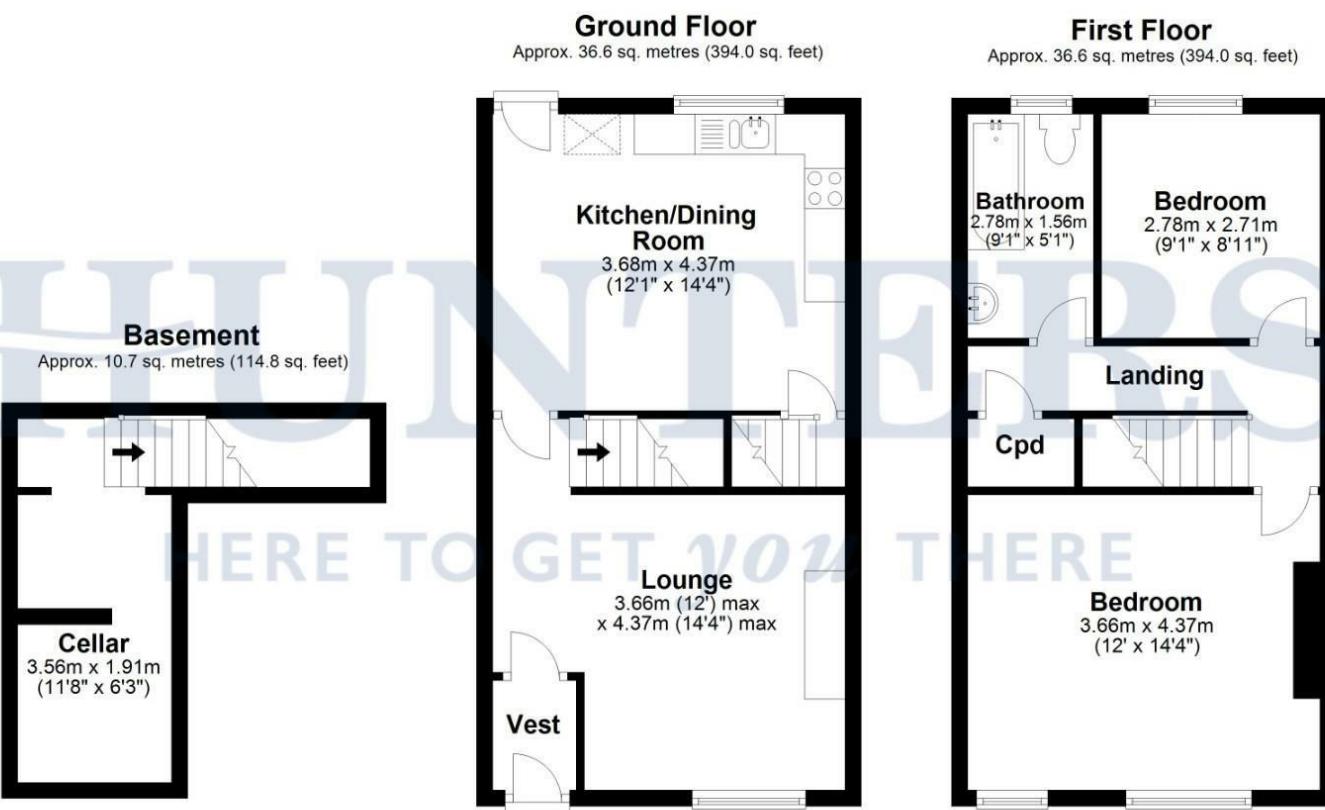
Leasehold Years remaining on lease: 773

Leasehold Annual Service Charge Amount £1.80

Council Tax Banding: Rochdale Council Band A







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
Plan produced using PlanUp.

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.

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



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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