

# HUNTERS®

HERE TO GET *you* THERE



## Hare Hill Road

Littleborough, OL15 9HG

£130,000

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# 104a Hare Hill Road

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## Entrance Porch

4'5" x 4'0" (1.36 x 1.22)

Upvc construction with a tiled floor, a useful space to be able to hang coats and store shoes.

## Lounge

15'5" x 13'9" (4.70 x 4.21)

Spacious lounge with a feature brick and stone fireplace and tiled hearth and a window that looks out over the garden.

## Kitchen

15'5" x 7'1" (4.70 x 2.18)

Fitted base units, composite sink unit, with complementary tiling, recently fitted wall mounted gas fired central heating boiler, useful storage under the stairs and a window to the front aspect.

## Landing

8'1" x 7'1" (2.47 x 2.16)

Door to the stairs leading to the second floor.

## Bedroom 1

15'5" x 12'10" (4.70 x 3.92)

Large double bedroom offering plenty of room for furniture with a window to the front aspect.

## Bathroom

8'1" x 8'0" (2.47 x 2.44)

A four-piece suite comprising of a shower cubicle, panelled bath, pedestal basin and a low suite WC. Tiled floor and complementary wall tiling, with a heated towel radiator and a window to the front aspect.

## Attic Room

21'3" x 11'6" (6.50 x 3.51)

Generous sized room with spotlighting, twin skylight windows, and built in storage.

## Garden

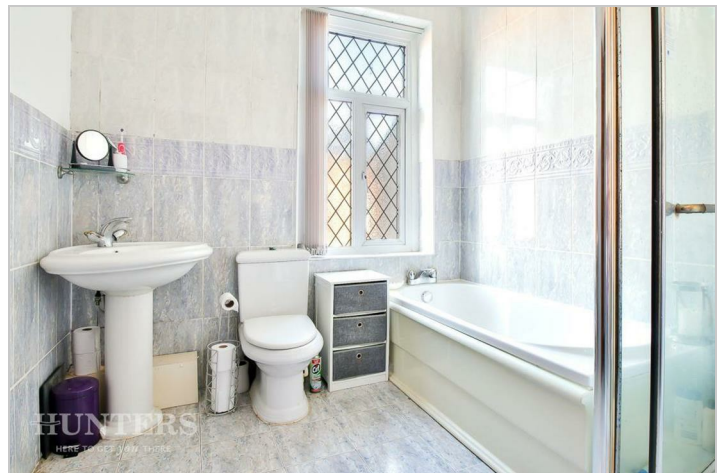
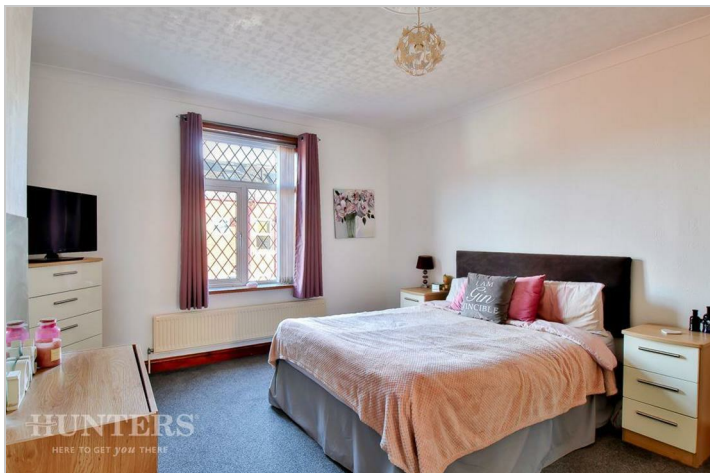
An enclosed garden with block paved seating area, flower beds and borders, with lawn and a large garden shed. All enclosed with fencing.

## Material Information - Littleborough

Tenure Type; LEASEHOLD

Council Tax Banding; ROCHDALE COUNCIL BAND A

Tucked away behind Hare Hill Road and close to the Park and Littleborough village centre, is this stone built back-to-back property which enjoys a quiet location yet is walking distance to all the local amenities, including the main line train station, making it ideal for commuters. The house is deceptively spacious, boasting a garden, and a four piece bathroom suite, and is offered to the market with no onward chain. Gas centrally heated and double glazed. An ideal property for a first time buyer, downsizer or for a buy to let investor. Call now to arrange your viewing.



Road Map



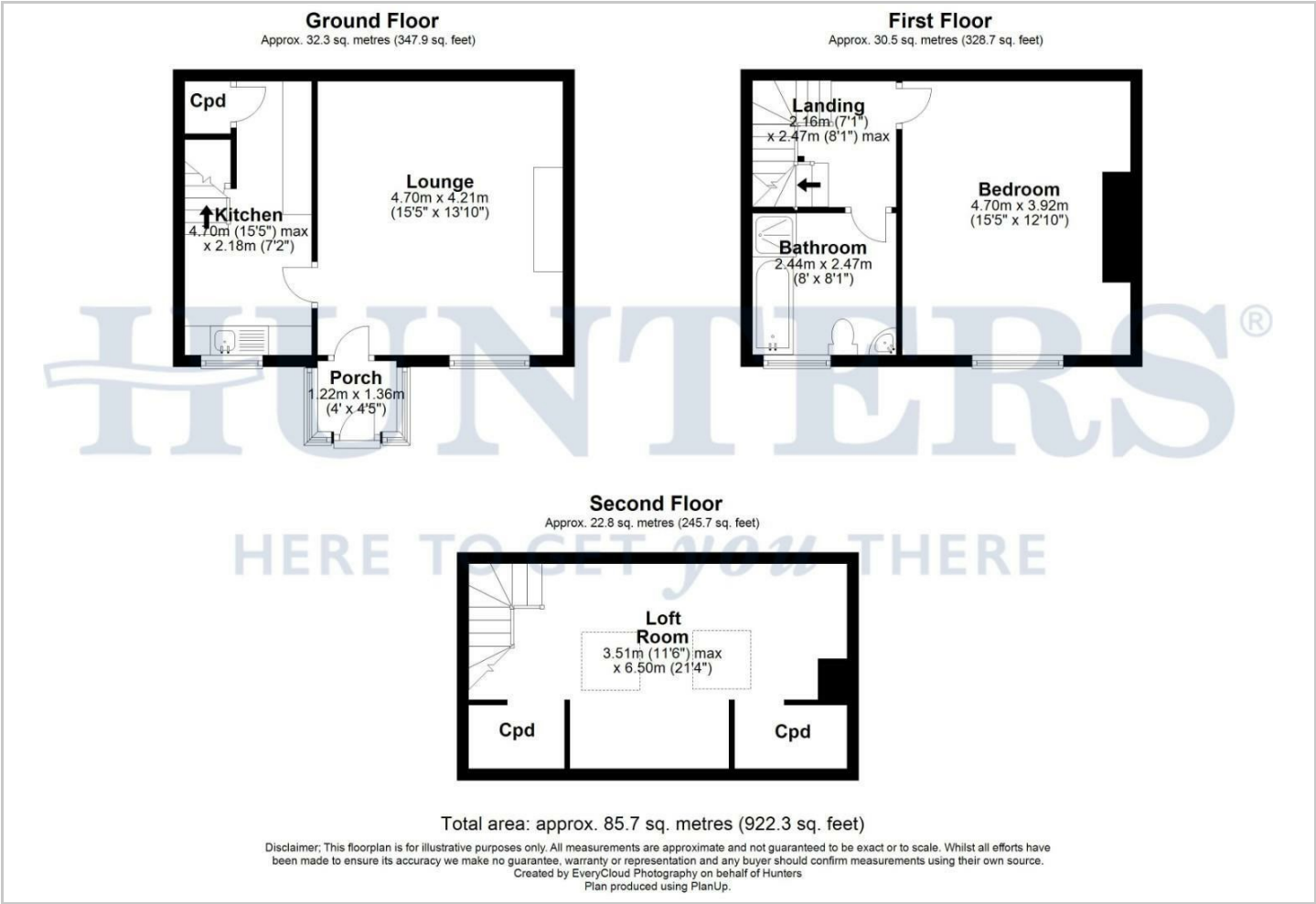
Hybrid Map



Terrain Map



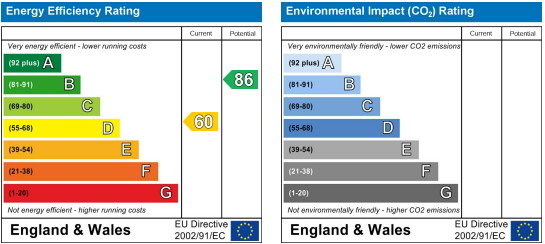
Floor Plan



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.

Energy Efficiency Graph



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.