

# HUNTERS®

HERE TO GET *you* THERE



## Victoria Street

Littleborough, OL15 9DB

By Auction £100,000



# 10 Victoria Street

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## Entrance Hall

A useful space to be able to hang coats and store shoes before walking through into the kitchen, there is also a large storage cupboard that can be accessed underneath the stairs.

## Kitchen

11'5" x 9'7" (3.50 x 2.93)

A range of base and wall units with a built-in oven and extractor hood and further space for a fridge freezer. The window looks out to the front aspect and the door leads through into the lounge.

## Lounge

15'3" x 11'11" (4.65 x 3.64)

The stairs lead to the first floor landing, there is plenty of space for furniture and doors that lead through into the conservatory/utility area.

## Small Conservatory/Lean To

8'4" x 5'5" (2.55 x 1.67)

The door leads out to the rear garden and there is further access into the utility room. This area would make a great play room or home office.

## Utility Area

6'6" x 5'5" (2.00 x 1.67)

Space and plumbing is provided for a washing machine, the house boiler is also located here. A good area for storage with stone flooring and a window to rear aspect.

## Landing

Access to all first floor rooms.

## Bedroom 1

11'11" x 10'1" (3.64 x 3.09)

A double bedroom that looks out to the rear aspect.

## Bedroom 2

9'7" x 7'10" (2.93 x 2.39)

A single bedroom located to the front of the property ideal for a child's room.

## Bedroom 3

9'7" x 7'9" (2.93 x 2.38)

The single bedroom is again ideal for a child or would make a really useful home office.

## Bathroom

8'11" x 5'6" (2.73 x 1.68)

Three-piece white suite briefly comprising of a low-level WC, wash hand basin, and bath with a newly fitted shower over. A heated towel rail and a window that looks out to the rear aspect.

## External

The rear garden is cobbled and enclosed by fencing.

## Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 844

Leasehold Annual Ground Rent Amount, £2

Council Tax Banding; ROCHDALE COUNCIL BAND A



**\*FOR SALE VIA TRADITIONAL AUCTION \* GUIDE PRICE £100,000 \* CASH ONLY \* BIDDING CLOSSES 16TH MAY 2023 AT 14.00 \* FEES APPLY**

**REDUCED FOR A QUICK SALE** Such a fantastic location within walking distance of all the local amenities Littleborough village boasts, including the mainline train station for Leeds and Manchester, schools, shops, cafes and restaurants. The property has been recently decorated and freshly carpeted throughout and briefly comprises of an entrance hall, kitchen, lounge, small conservatory and utility room to the ground floor, with three bedrooms and a bathroom to the first floor. Externally there is also an enclosed rear yard. Gas centrally heated and double glazed. The property is to be sold with no onward chain. Call now to arrange a viewing. The property is ideal for first time buyers, young families and investors.



Road Map



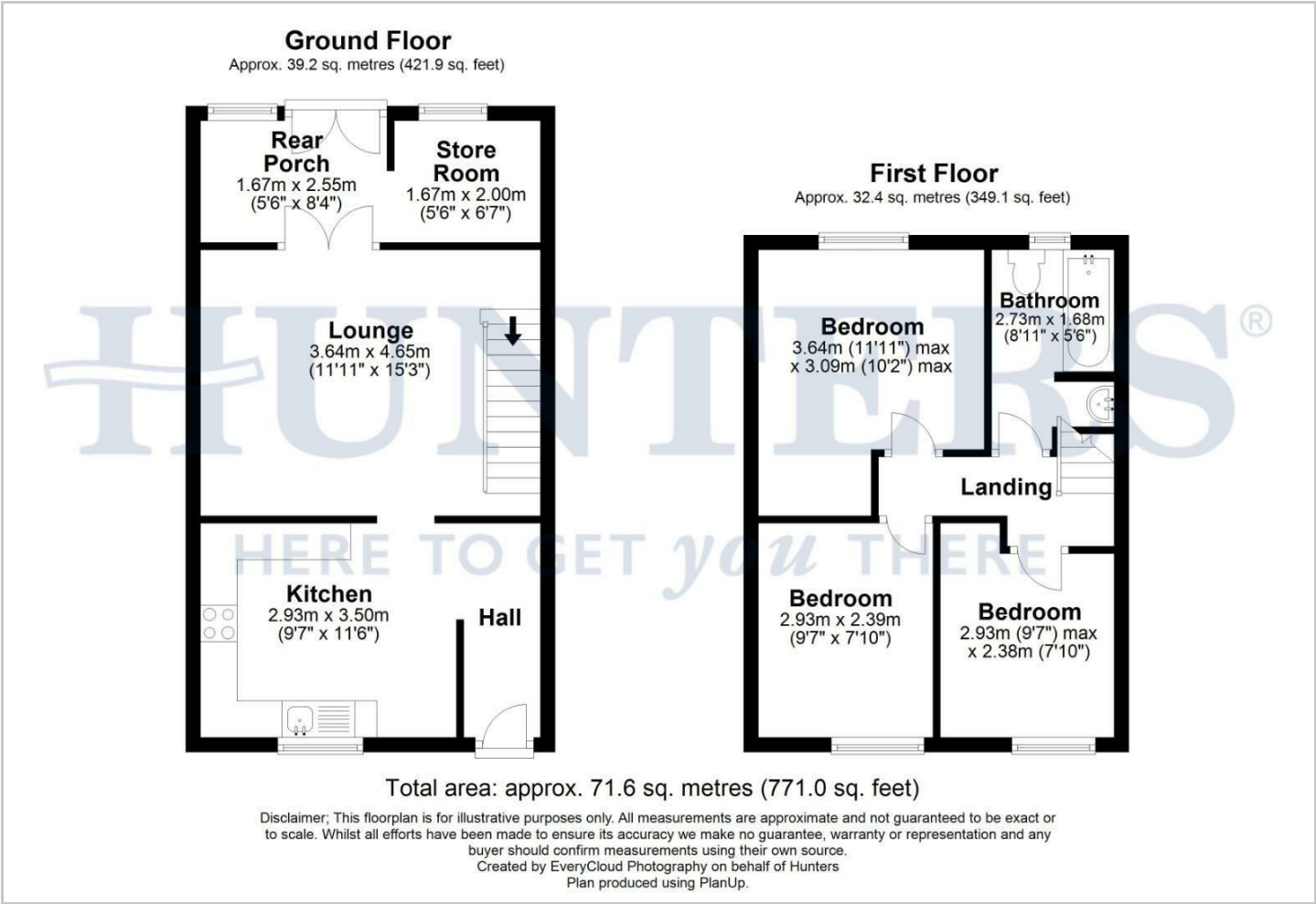
Hybrid Map



Terrain Map



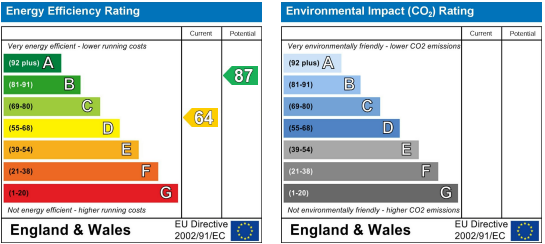
Floor Plan



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.