

HUNTERS[®]

HERE TO GET *you* THERE



Canal Street

Littleborough, OL15 0HA

£179,950

- RARE AND UNIQUE PROPERTY
- MODERN SPACIOUS BATHROOM
- LOCATED IN THE HEART OF LITTLEBOROUGH
- VIEWINGS ARE HIGHLY RECOMMENDED
- COUNCIL TAX BAND A
- IMPRESSIVE OPEN PLAN LOUNGE DINING KITCHEN
- TWO BEDROOMS
- CLOSE TO ROCHDALE CANAL, HOLLINGWORTH LAKE AND MAINLINE TRAIN STATION
- EPC RATING C
- FREEHOLD



Tel: 01706 390 500

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Hunters Estate Agents are delighted to offer this rare and unique property, situated in the heart of Littleborough, within close proximity to Rochdale Canal and Hollingworth Lake providing fabulous walks, and also local amenities including shops, schools and mainline train station providing direct access to both Manchester and Leeds city centres. Boasting a large and spacious lounge dining kitchen to the ground floor with impressive vaulted and a large fitted bathroom suite. To the first floor offers two bedrooms. Viewings are highly recommended to appreciate this fantastic property to come to the market.

Lounge dining

29'7" max x 17'8" max (9.04 max x 5.40 max)

A truly impressive space as you enter the property to a large and spacious open plan lounge dining kitchen, boasting high vaulted ceilings with Velux windows creating a bright and spacious living space, perfect for entertaining. Stairs leading to the first floor and rear door.

Kitchen

17'10" x 11'1" (5.44 x 3.38)

A large and spacious modern dining kitchen, comprising of a range of wall and base units, stainless steel sink, electric hob with overhead extractor and a range of integrated appliances including electric oven, microwave, dishwasher, fridge freezer and washing machine. The kitchen also offers a breakfast bar, useful storage cupboard and rear external door.

Bathroom

11'5" x 7'8" (3.49 x 2.35)

A spacious modern bathroom suite, comprising of a low level WC, bath with overhead shower, sink, heated chrome towel rail and additional built in storage.

Landing

Bedroom one

15'1" x 11'9" (4.62 x 3.60)

A double bedroom with two Velux windows to the rear elevation.

Bedroom two

10'11" x 7'8" (3.33 x 2.35)

A further single bedroom to the front of the property, currently used as a nursery, however would make an ideal home office with a built in wardrobe and Velux window.

Material Information - Littleborough

Tenure Type; FREEHOLD

Council Tax Banding; ROCHDALE COUNCIL
BAND A

Floorplan

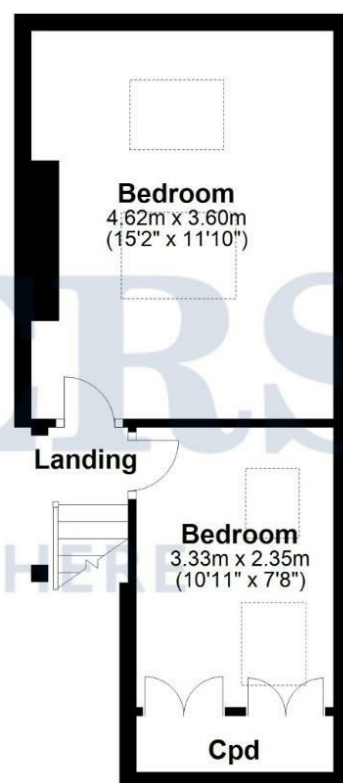
Ground Floor

Approx. 64.8 sq. metres (697.6 sq. feet)



First Floor

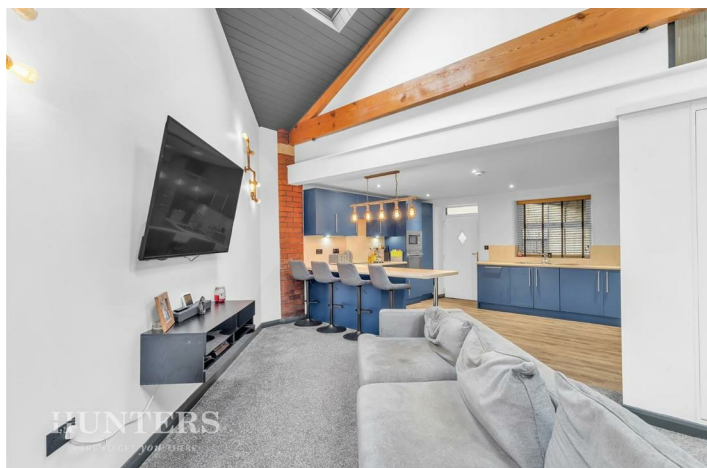
Approx. 28.3 sq. metres (304.6 sq. feet)



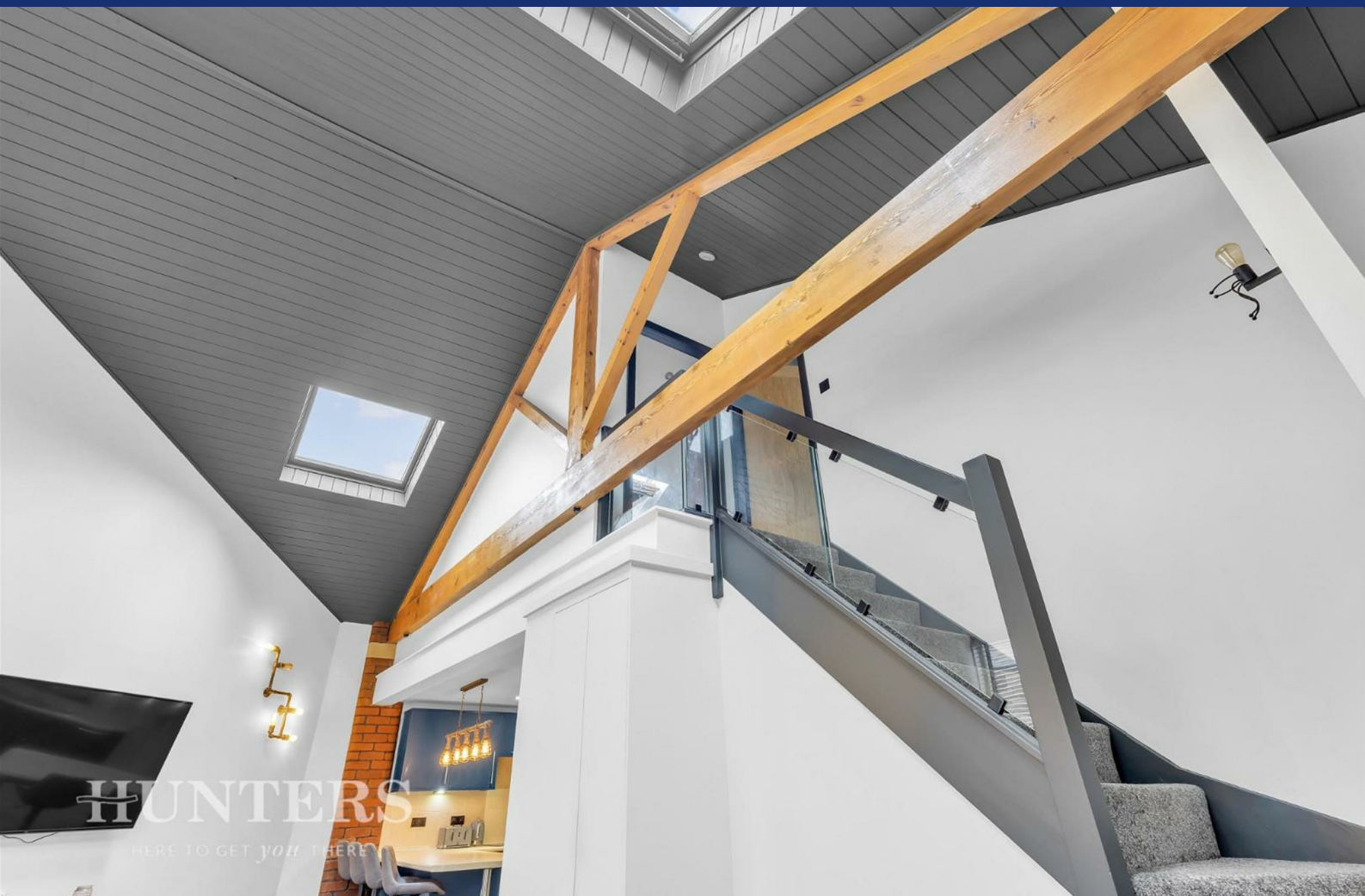
Total area: approx. 93.1 sq. metres (1002.3 sq. feet)

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.

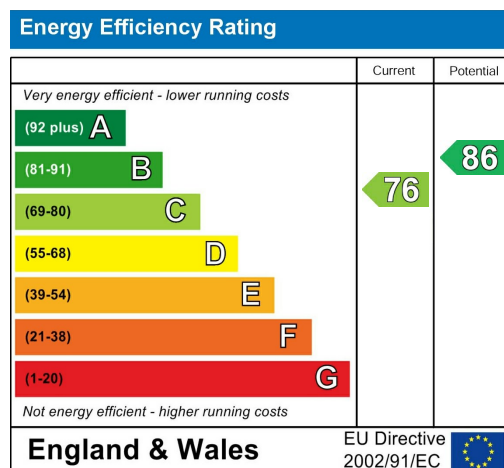
Created by EveryCloud Photography on behalf of Hunters Littleborough
Plan produced using PlanUp.







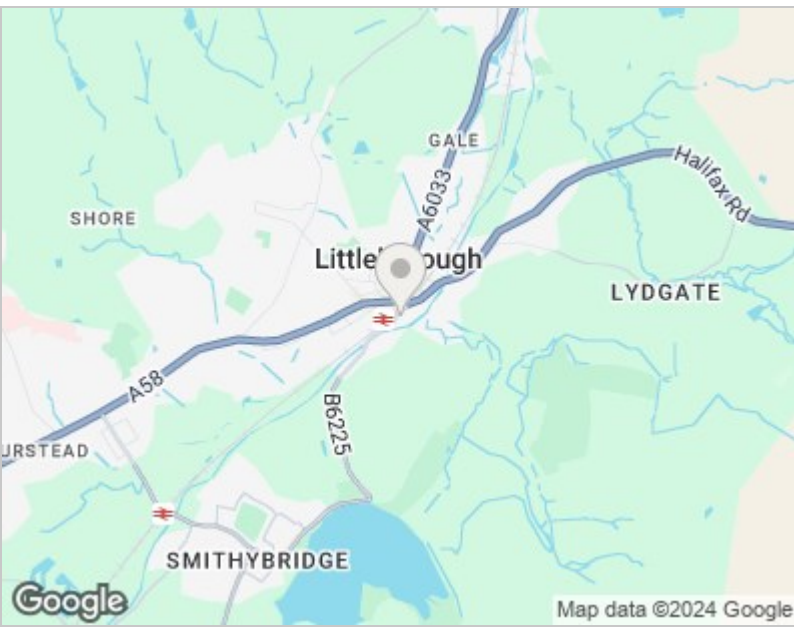
Energy Efficiency Graph



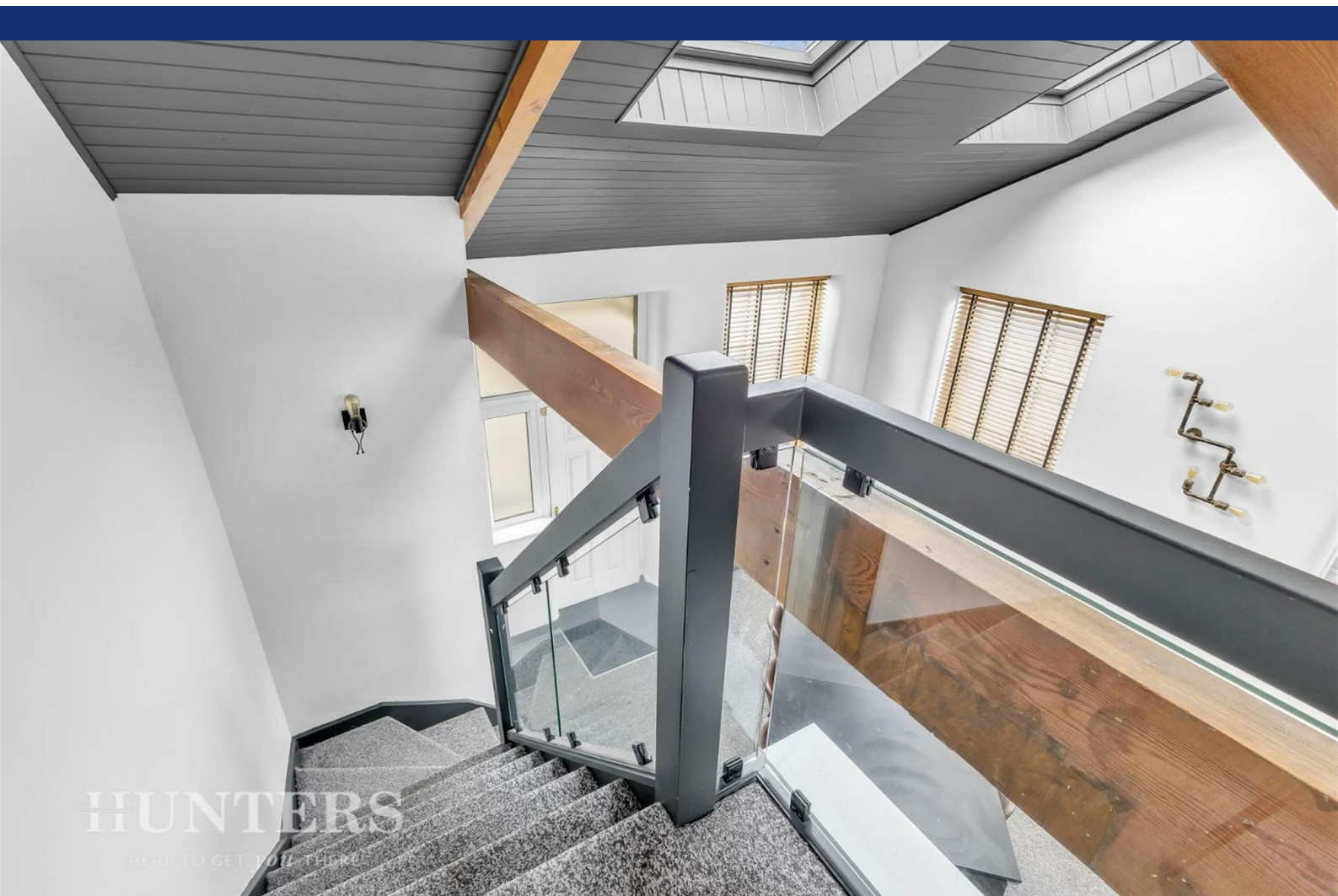
Viewing

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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