



85a Church Street, Littleborough, OL15 8AB

- TWO BEDROOM APARTMENT
- OPEN PLAN LIVING KITCHEN
- NEAR TO MAIN LINE TRAIN STATION
- VIEWING RECOMMENDED
- EPC RATING TBC
- CENTRAL LITTLEBOROUGH LOCATION
- THREE PIECE BATHROOM
- SOLD WITH NO CHAIN
- COUNCIL TAX BAND A
- LEASEHOLD

Asking Price £115,000

HUNTERS®

HERE TO GET *you* THERE

Hunters are pleased to be able to offer to the market this desirable two bedroomed first floor apartment, located above the Littleborough Hunters Office, in the centre of Littleborough village. Near by is the railway station which provides access to Manchester and Leeds, with an array of shops, cafes, supermarkets and restaurants all within walking distance. Internally, the property briefly comprises of two bedrooms, an open plan lounge/kitchen and a three piece bathroom. The property is offered for sale at a competitive price and a viewing is highly recommended to fully appreciate the apartment and location that is available. Electric heating. Sold with No Chain.

Communal Entrance Hall

Staircase to the first floor landing.

First Floor Landing

Where you will find the entrance to the apartment.

Entrance Hall

19'8" x 2'10"

Storage cupboard and neutral décor.

Open Plan Lounge/Dining Kitchen

Kitchen

6'7" x 6'7"

The fitted kitchen has a range of wall and base units with complementary work surfaces, an integrated oven and hob, with a single drainer stainless steel sink unit and space for a fridge. Window to the front.

Lounge Area

15'11" x 14'2"

The lounge area is light and bright with dual aspect windows to both the front and side aspects.

Bedroom 1

10'11" x 8'7"

A double bedroom with neutral décor and a window to the side aspect.

Bedroom 2

10'11" x 8'4"

A second bedroom, again with a side aspect window.

Bathroom

10'11" x 6'0"

A good sized, three-piece suite in white comprising a panelled bath with shower above, low level WC and pedestal wash hand basin. Window to the side.

Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 236

Leasehold Annual Ground Rent Amount £

Leasehold Annual Maintenance and Service Charge Amount; £749.14

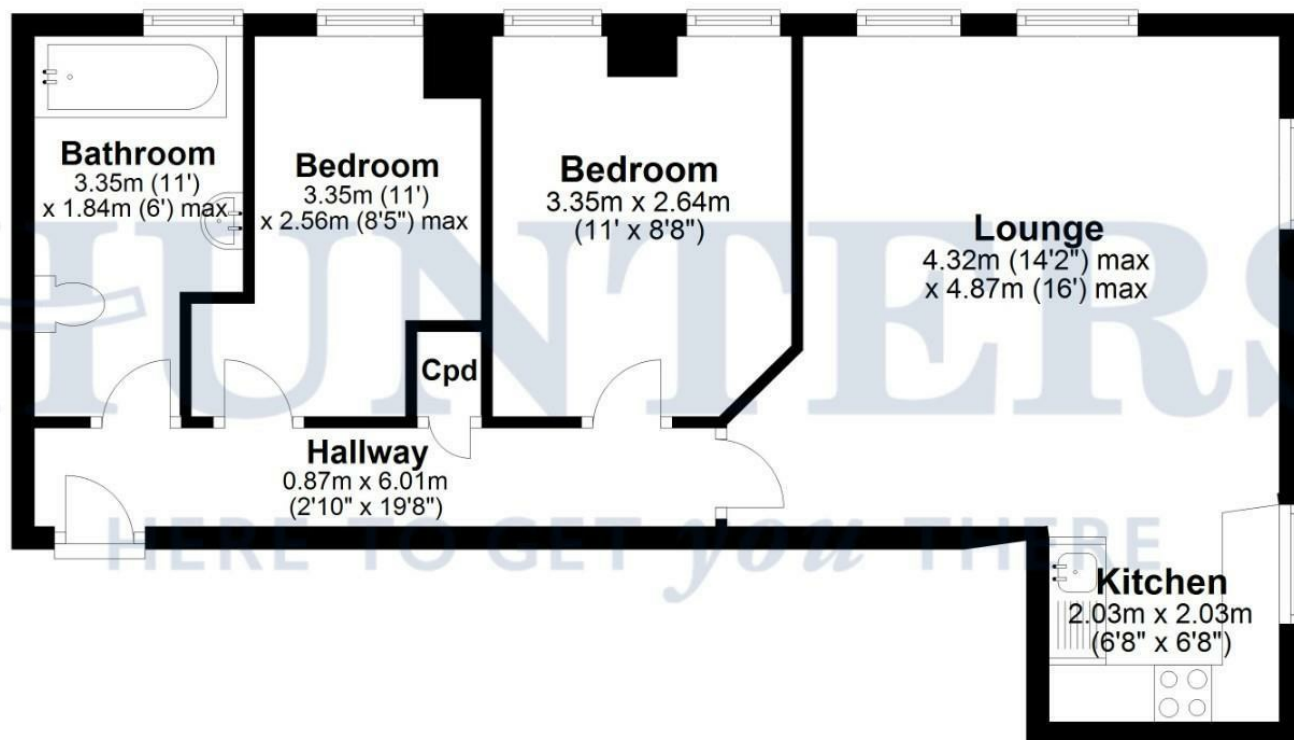
Council Tax Banding; ROCHDALE COUNCIL BAND A





First Floor

Approx. 50.9 sq. metres (547.4 sq. feet)



Total area: approx. 50.9 sq. metres (547.4 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
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.



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		
(81-91) B		75
(69-80) C		
(55-68) D		
(39-54) E	39	
(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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