



Victoria Street

Littleborough, OL15 8BJ

£125,000



- END TERRACE PROPERTY
- IN NEED OF MODERNISATION
- LOUNGE, KITCHEN AND CELLAR
- SOLD WITH NO ONWARD CHAIN
- LEASEHOLD
- CENTRAL VILLAGE LOCATION
- TWO BEDROOMS
- OUTSIDE SPACE TO THE SIDE AND REAR
- COUNCIL TAX BAND A
- EPC RATING D

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Hunters are delighted to offer this two-bedroom end-terrace property, located in this highly sought-after central village location, an exciting opportunity for those looking to put their personal touch on a home. While in need of modernisation, it offers great potential for renovation. The property is ideally situated within walking distance of local shops, schools, and the train station, making it a convenient choice for families, professionals, and investors alike. With two bedrooms, a comfortable lounge, and a functional kitchen, this home is being sold with no onward chain. There is also outside space to the rear and side. Call now to arrange a viewing as we are expecting a high level of interest in this home.

Vestibule

Enter into a welcoming vestibule that offers additional storage space and a convenient area for coats and shoes, creating a perfect entrance before stepping into the main living areas.

Lounge

15'3" x 13'6" (4.65 x 4.14)

The bright and spacious lounge features a large window to the front aspect, allowing plenty of natural light to fill the room and an electric fire place set in the chimney breast creating a focal point to the room.

Kitchen

15'3" x 7'5" (4.65 x 2.28)

The kitchen offers a good selection of base and wall units, providing ample storage space. There's also plenty of room for essential appliances, giving you the flexibility to design a kitchen that suits your needs. A perfect space for those looking to modernise. Access to the cellar and the first floor with a window and door out to the rear yard.

Cellar

The property benefits from a spacious cellar that runs the full length of the house. This provides valuable additional storage space.

Landing

providing access to the first floor rooms.

Bedroom 1

13'4" x 8'0" (4.08 x 2.46)

A double bedroom featuring a built-in wardrobe for convenient storage. The room is filled with natural light thanks to the window to the front aspect.

Bedroom 2

12'4" x 7'5" (3.77 x 2.28)

Rear aspect bedroom with a useful storage cupboard built in.

Bathroom

9'2" x 5'2" (2.81 x 1.58)

The property features a traditional three-piece suite, comprising a bath, toilet, and washbasin. While the suite is in need of modernising, it offers a solid foundation for a stylish renovation and provides ample space to create a contemporary bathroom.

External

The property boasts a small yet versatile outdoor space to the rear and side.

Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 843

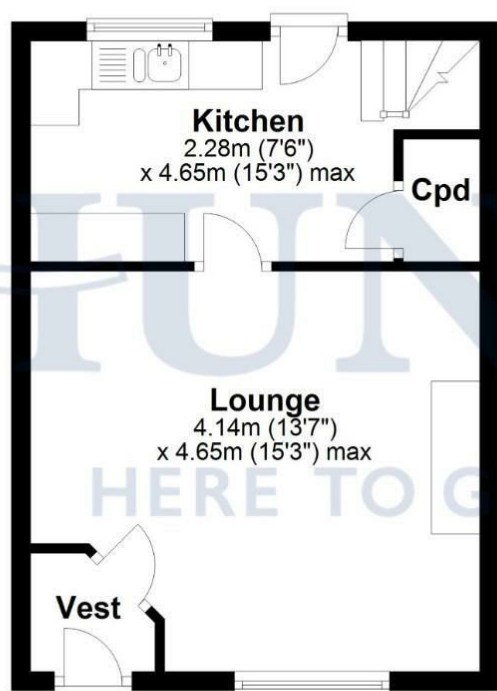
Leasehold Annual Ground Rent Amount £7.8s.9d

Council Tax Banding; ROCHDALE COUNCIL BAND A

Floorplan

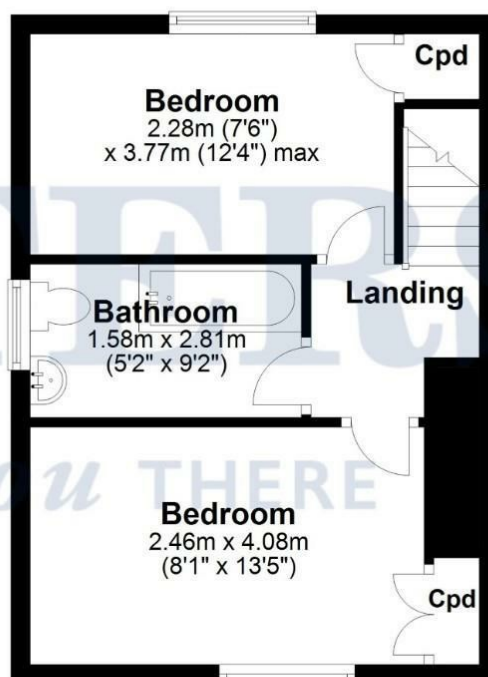
Ground Floor

Approx. 30.1 sq. metres (324.2 sq. feet)



First Floor

Approx. 30.3 sq. metres (326.5 sq. feet)

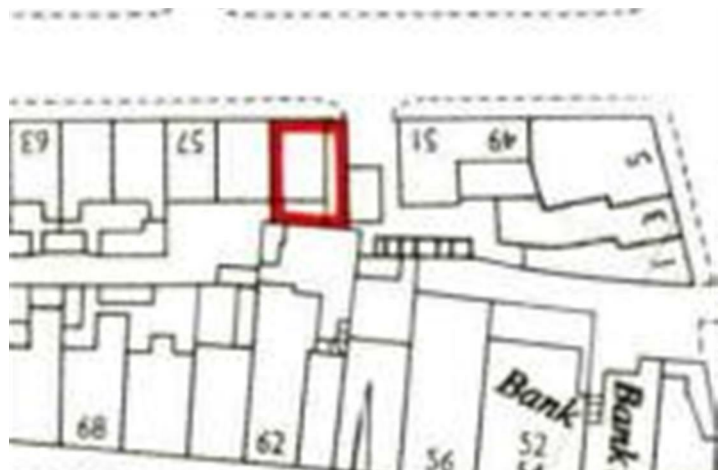
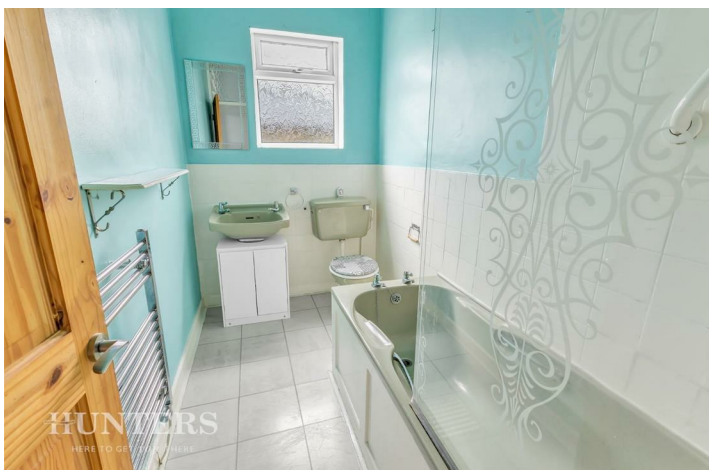


Total area: approx. 60.4 sq. metres (650.7 sq. feet)

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.

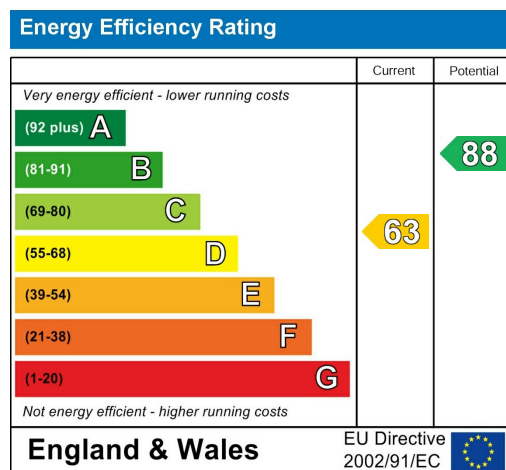
Created by EveryCloud Photography on behalf of Hunters Littleborough
Plan produced using PlanUp.







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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