



Clough Road, Littleborough, OL15 9JZ

- BEAUTIFUL TERRACED PROPERTY
- GARDEN TO THE REAR
- SUITED TO A VARIETY OF BUYERS
- VIEWINGS HIGHLY RECOMMENDED
- COUNCIL TAX BAND A
- TWO DOUBLE BEDROOMS
- SOUGHT AFTER AREA OF LITTLEBOROUGH
- WELL MAINTAINED THROUGHOUT
- EPC RATING C
- FREEHOLD

£169,950



Clough Road, Littleborough, OL15 9JZ

DESCRIPTION

A truly beautiful terraced property that is ready for someone to move into and enjoy, with the benefit of a garden and located within one of Littleborough's popular areas providing convenient access to the village amenities yet tucked out of the way surrounded by nearby countryside, makes this a must view house. The property is tastefully decorated throughout and briefly comprises of a lounge, kitchen, cellar, two double bedrooms and a bathroom suite. Call now to arrange your viewing to fully appreciate this property.



Lounge

13'4" x 13'10"

Light and beautifully decorated with a window to the front aspect and the chimney breast giving a lovely focal point to the room.

Kitchen

8'8" x 11'3"

Fitted kitchen with a range of base and wall units with space and plumbing for appliances. A window is set at the sink area which over looks the rear garden. There is an internal door that leads down to the cellar.

Cellar

Space and plumbing for white goods

Landing

Bedroom 1

10'4" x 13'10"

Double bedroom with a range of quality fitted wardrobes and a window to the front aspect.

Bedroom 2

8'8" x 11'3"

Double bedroom with a window to the rear aspect overlooking the garden.

Bathroom

4'11" x 10'5"

Three piece suite with a low level WC, wash hand basin and bath with a shower over.

Garden

Enclosed garden with a spacious decked seating area.

Material Information - Littleborough

Tenure Type; FREEHOLD

Council Tax Banding; ROCHDALE COUNCIL BAND A



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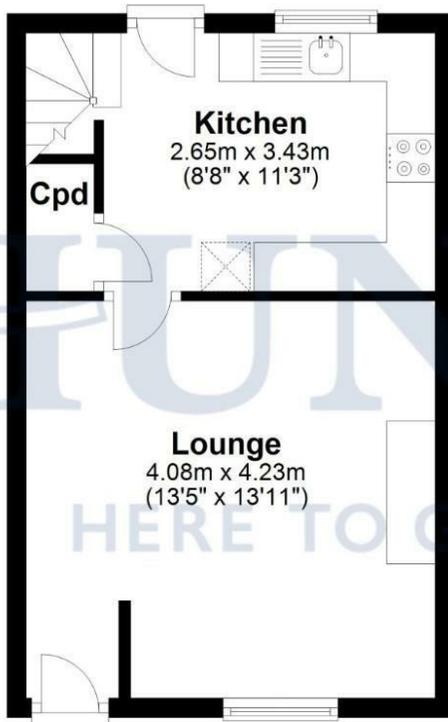
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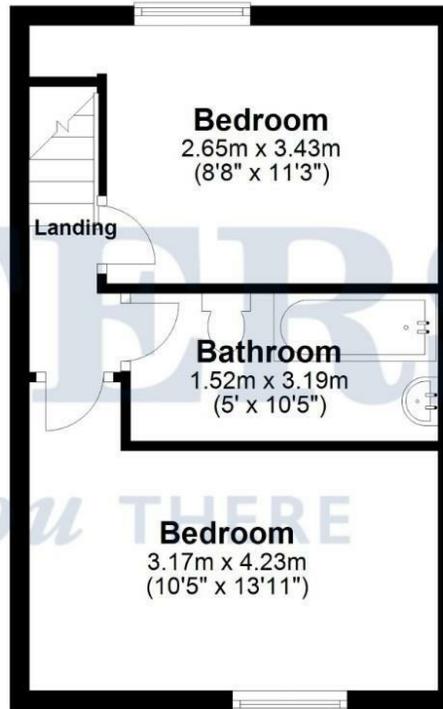
Ground Floor

Approx. 28.9 sq. metres (311.2 sq. feet)



First Floor

Approx. 28.9 sq. metres (311.2 sq. feet)



Total area: approx. 57.8 sq. metres (622.5 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.

Viewings

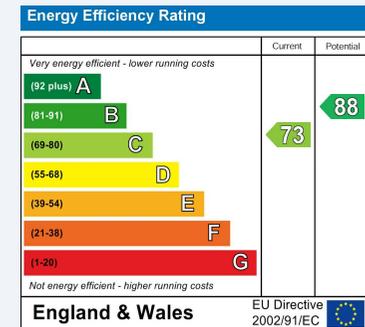
Please contact littleborough@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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.



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.