

HUNTERS®

HERE TO GET *you* THERE



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Drake Road

Littleborough, OL15 9PS

Offers In Excess Of £135,000



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Entrance Hall

9'0" x 7'9" (2.76 x 2.38)

Spacious entrance hall, somewhere to be able to hang coats and store shoes, stairs lead to the first floor landing and internal doors.

Lounge Diner

20'10" x 10'5" (6.36 x 3.18)

Through lounge with dining area, laminate floor, sliding doors out to the rear garden.

Kitchen

12'8" x 7'7" (3.88 x 2.32)

Fitted base and wall units, stainless steel sink unit, plumbing for automatic washing machine, complementary tiling, wall mounted central heating boiler.

Landing

12'1" x 6'10" (3.69 x 2.10)

With access to roof space.

Bedroom 1

12'2" x 9'6" (3.73 x 2.92)

Double bedroom at the rear of the property.

Bedroom 2

10'11" x 9'0" (3.35 x 2.75)

Double bedroom at the front of the house.

Bedroom 3

7'9" x 5'6" (2.38 x 1.70)

Good sized single bedroom with storage over stairs.

Bathroom

9'6" x 7'7" (2.92 x 2.32)

Panelled bath with shower, pedestal basin, low suite WC, complementary tiling, boarded ceiling with spot lighting, built in storage cupboard.

Gardens

Good sized enclosed rear garden.

Parking

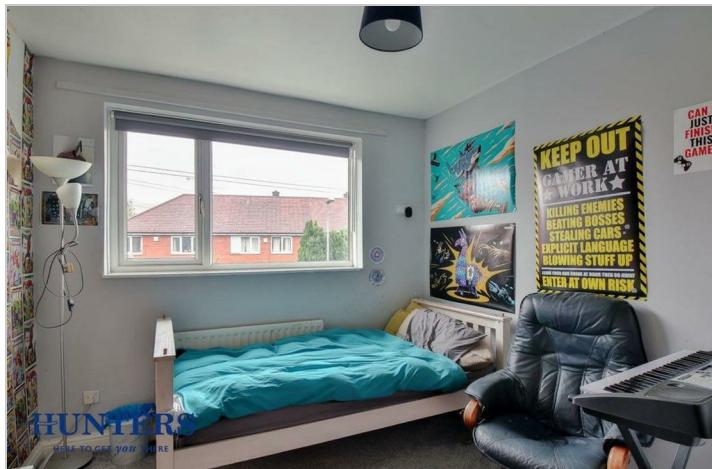
The front garden has been converted to allow off road parking for two cars side by side.

Material Information - Littleborough

Tenure Type; FREEHOLD

Council Tax Banding; ROCHDALE COUNCIL BAND A.

IDEAL FOR FIRST TIMER BUYERS AND INVESTORS, this well presented spacious mid townhouse benefits from a modern kitchen and bathroom. Located within walking distance of a local primary school, shops and transport links into Littleborough village along with wonderful countryside walks on the door step. Internally the accommodation briefly comprises on an entrance hall, lounge, kitchen, three bedrooms and a family bathroom. Gas centrally heated and double glazed. The property has an attractive rear garden, with off road side by side parking for two cars to the front. Sold with no onward chain.



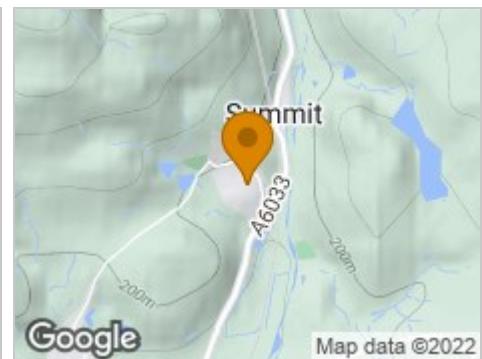
Road Map



Hybrid Map



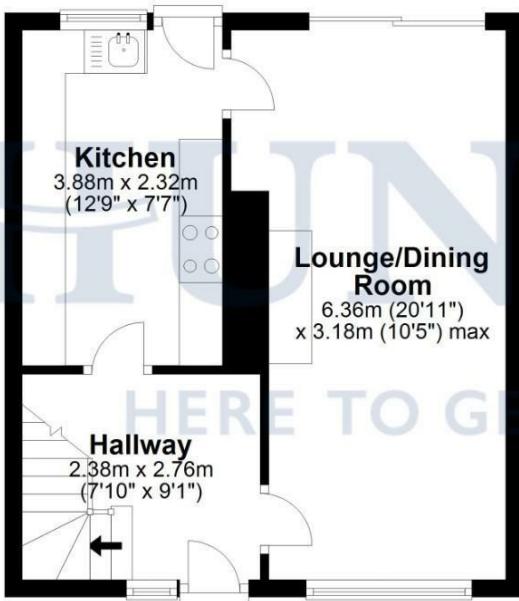
Terrain Map



Floor Plan

Ground Floor

Approx. 35.7 sq. metres (383.8 sq. feet)



First Floor

Approx. 35.7 sq. metres (383.8 sq. feet)



Total area: approx. 71.3 sq. metres (767.5 sq. feet)

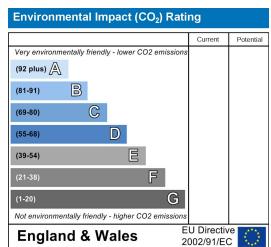
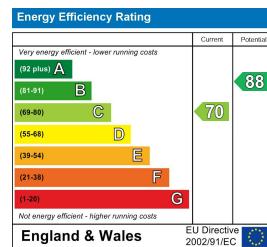
Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.

Created by EveryCloud Photography on behalf of Hunters
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 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.