



### 3 Middle Newgate, Littleborough

- DECEPTIVELY SPACIOUS WEAVERS COTTAGE
- LARGE DINING KITCHEN
- CONVENIENT FOR VILLAGE CENTRE
- VIEWING HIGHLY RECOMMENDED
- COUNCIL TAX BAND C
- STUNNING COUNTRYSIDE VIEWS
- SOUGHT AFTER LOCATION
- CHARMING WITH CHARACTER FEATURES
- EPC RATING TBC
- LEASEHOLD

**Offers In The Region Of £280,000**

**HUNTERS®**  
HERE TO GET *you* THERE



## 3 Middle Newgate, Littleborough

### DESCRIPTION

Situated in this enviable semi rural location, which boasts beautiful views and deceptive accommodation, is this three bedroom Grade II listed weavers cottage. With countryside walks on the door step, yet Littleborough centre within a few moments drive away, this truly is a wonderful position within the village. The property itself is full of charm and original features such as exposed stone walls, fire places, beams and mullion windows. Although it requires some modernisation the potential is endless. Internally the accommodation briefly comprises of a cosy lounge, large dining kitchen, three bedrooms and a family bathroom. Gas centrally heated via a combi boiler and secondary glazing. Externally the garden to the rear is rented at a cost of £2.00 per week and there is also a garage with the property. Littleborough village is only a short drive away with many local amenities on offer including local shops, bars, restaurants and schools, along with the main line train station for Leeds and Manchester. Call now to arrange your viewing to fully appreciate what this home has to offer.









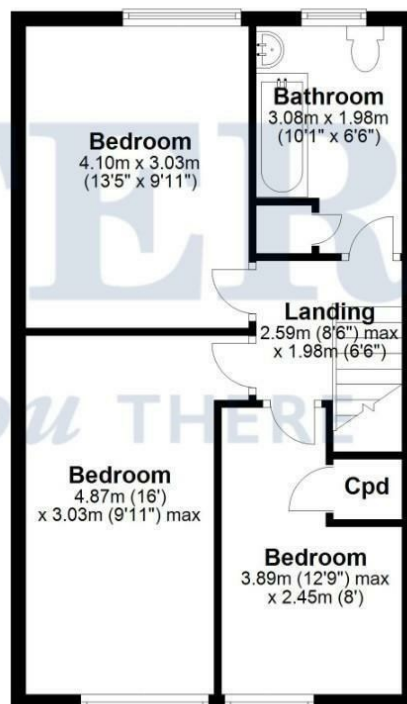
## Ground Floor

Approx. 50.0 sq. metres (537.8 sq. feet)



## First Floor

Approx. 46.3 sq. metres (498.4 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.

## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

## 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.