

HUNTERS®

HERE TO GET *you* THERE



James Street

Littleborough, OL15 8LT

£159,950



- WELL PRESENTED MID TERRACE
- TWO RECEPTION ROOMS
- YARD TO REAR
- VIEWING RECOMMENDED
- LEASEHOLD

- TWO DOUBLE BEDROOMS
- SEPARATE KITCHEN
- CONVENIENT TO LOCAL AMENITIES
- EPC D
- COUNCIL TAX BAND A

Tel: 01706 390 500

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Littleborough, OL15 8LT

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Hunters Estate Agents are thrilled to offer to the market this deceptively spacious, extended mid terrace property that benefits from TWO RECEPTION ROOMS and TWO DOUBLE BEDROOMS. Located conveniently close to the local amenities that Littleborough village has to offer, including the main line train station for Leeds and Manchester., local schools and shops. Gas centrally heated with double glazing throughout and briefly comprising lounge, dining room, kitchen, two bedrooms and a three piece bathroom. Externally there is on street parking to the front and an enclosed yard to the rear that has had artificial grass laid to make it easy to maintain. Call now to arrange a viewing on what is a lovely home.

Lounge

14'2" x 14'11" max (4.32 x 4.57 max)

Light and airy room that is tastefully decorated and features a gas feature fire place which creates a lovely focal point to the room. An archway leads through to the dining area.

Dining Room

10'2" x 12'2" (3.10 x 3.73)

A spacious room with plenty of space for a family dining table, a useful under stairs storage cupboard and a window to the rear aspect.

Kitchen

12'2" x 7'3" (3.73 x 2.22)

A range of base and eye level units with a built in oven, gas hob, integrated fridge and freezer and further space for washing machine. A window and door look out to the rear yard.

Landing

Access to the loft space with which is part boarded and useful for storage.

Bedroom one

12'11" x 14'11" (3.95 x 4.57)

Fantastic size bedroom with a window to the front aspect and plenty of space for bedroom furniture.

Bedroom two

11'4" x 8'11" (3.47 x 2.72)

Double bedroom with a window to the rear aspect.

Bathroom

4'11" x 5'8" (1.52 x 1.75)

Three piece suite with a low level WC, pedestal wash hand basin and bath with a shower over. Window to the rear aspect.

External

To the front there is on street parking, and an enclosed yard to the rear which has artificial to create a low maintenance garden.

Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 830

Leasehold Ground Rent Amount:

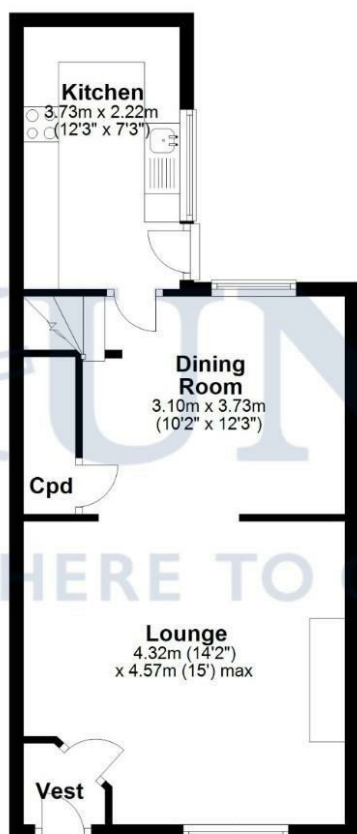
Council Tax Banding; ROCHDALE COUNCIL
BAND A

****In accordance with the Estate Agents Act of 1979 we would like to make you aware that the vendor of this property is a family member of an employee at Hunters.****

Floorplan

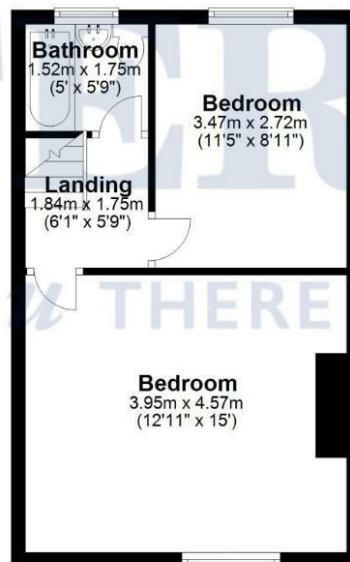
Ground Floor

Approx. 42.8 sq. metres (461.2 sq. feet)



First Floor

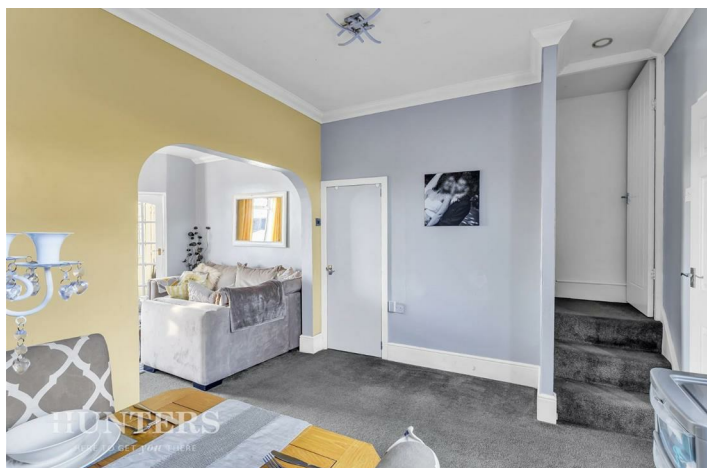
Approx. 34.3 sq. metres (369.7 sq. feet)

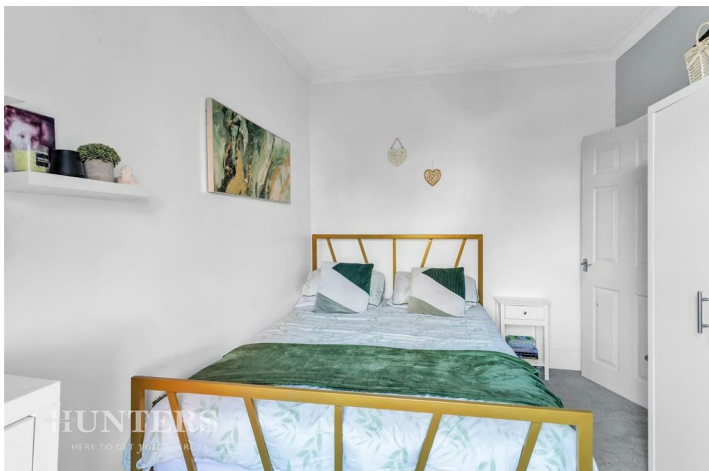


Total area: approx. 77.2 sq. metres (830.9 sq. feet)

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.

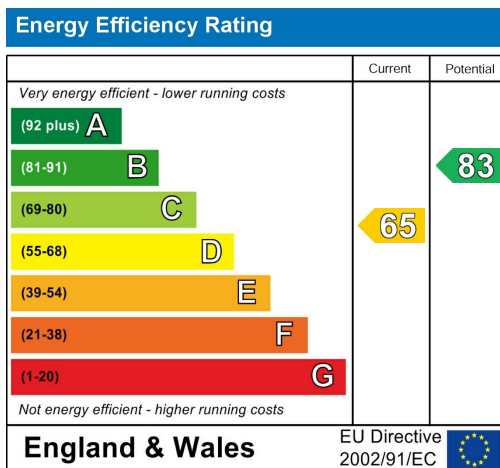
Created by EveryCloud Photography on behalf of Hunters Littleborough
Plan produced using PlanUp.







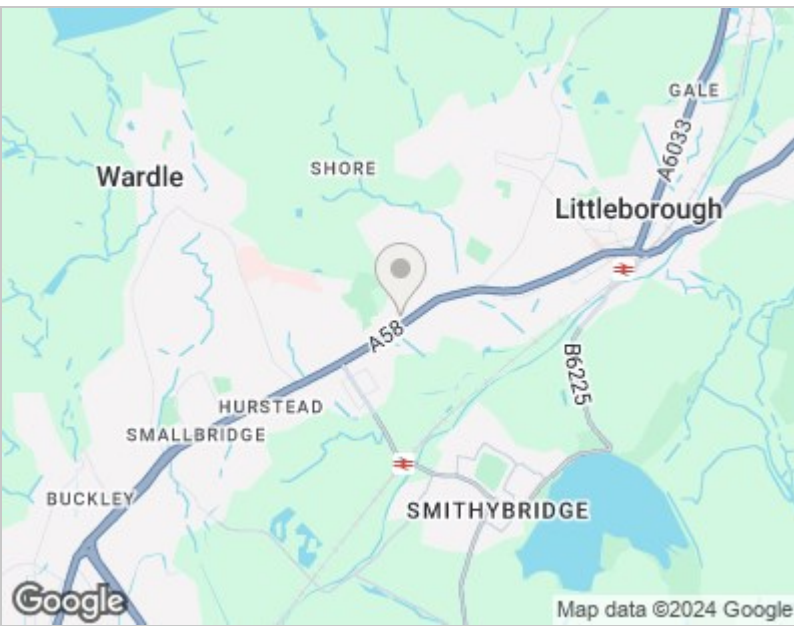
Energy Efficiency Graph



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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