



**2 Charles Street, Littleborough, OL15 8JE**

**Offers In The Region Of £135,000**

**HUNTERS®**

HERE TO GET *you* THERE

- STONE END TERRACED PROPERTY
- ACCOMMODATION OVER THREE FLOORS
- AN IDEAL FIRST TIME BUY OR BUY TO LET INVESTMENT
  - RENTED GARAGE ON SEPARATE PLOT
  - COUNCIL TAX BAND A

- THREE BEDROOMS
- WALKING DISTANCE TO LITTLEBOROUGH VILLAGE
- DINING KITCHEN
- FREEHOLD
- EPC RATING E

**\*\*\*AN IDEAL FIRST TIME BUY OR BUY TO LET INVESTMENT\*\*** Situated within walking distance of Littleborough village and all its amenities including local shops, schools and train station providing direct access to both Manchester and Leeds city centres, offers this three bedroom end terraced property. Offering spacious accommodation over three levels, this property briefly comprises of a generous sized lounge with vestibule and a dining kitchen to the ground floor. The first floor boasts two bedrooms and the family bathroom, and a third bedroom can be located on the second floor. Externally, this property offers street parking to the front and a single garage on a separate plot which the current vendors rent for approximately £250 per annum. Viewings are highly recommended.



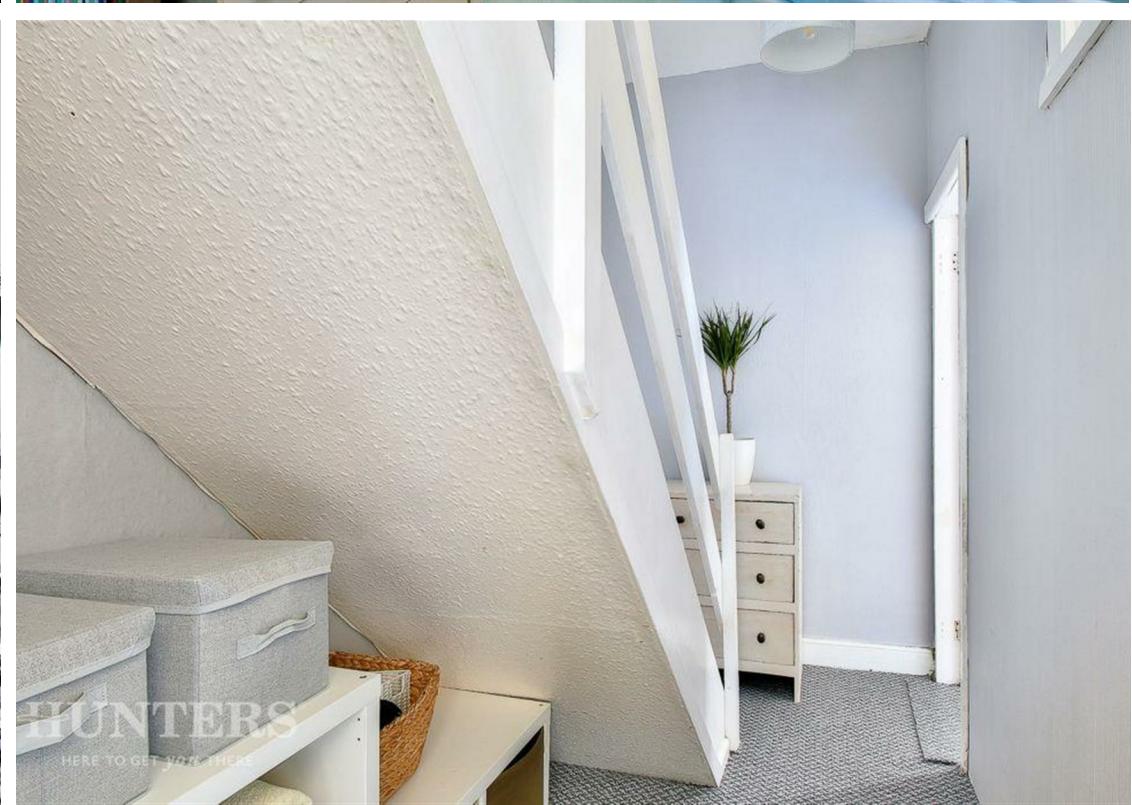
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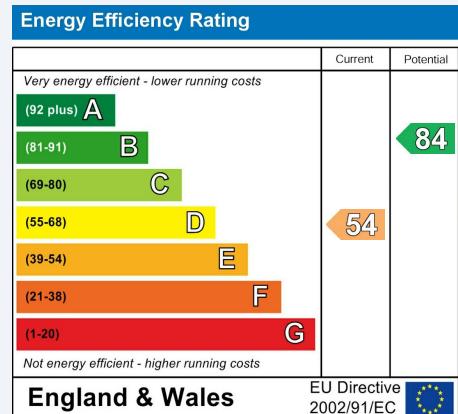


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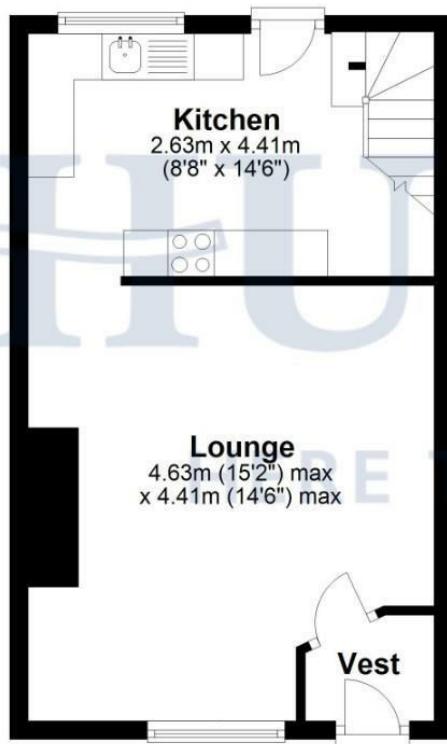
# ENERGY PERFORMANCE CERTIFICATE

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.



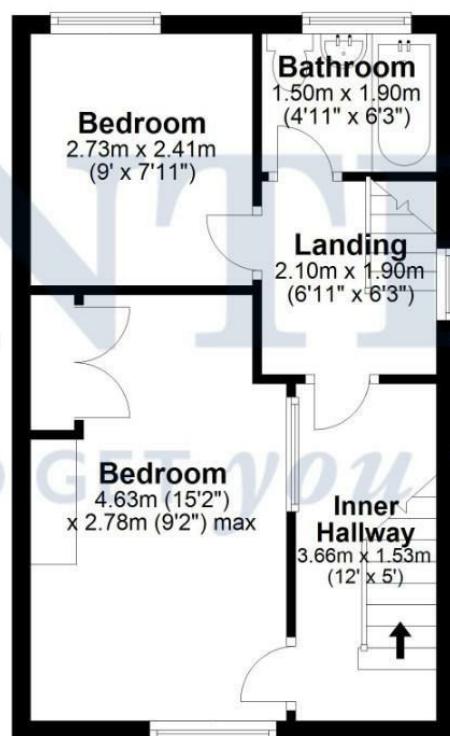
## Ground Floor

Approx. 32.9 sq. metres (354.3 sq. feet)



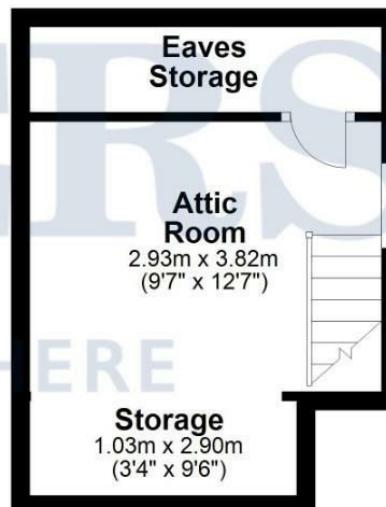
## First Floor

Approx. 32.9 sq. metres (354.3 sq. feet)



## Second Floor

Approx. 18.4 sq. metres (198.2 sq. feet)



Total area: approx. 84.2 sq. metres (906.7 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  
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.

**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.

85 Church Street, Littleborough, OL15 8AB

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