

# HUNTERS®

HERE TO GET *you* THERE

**6 Grove Cottages, Off Todmorden Road, Littleborough, OL15 9PH**

**£400,000**



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## Property Images





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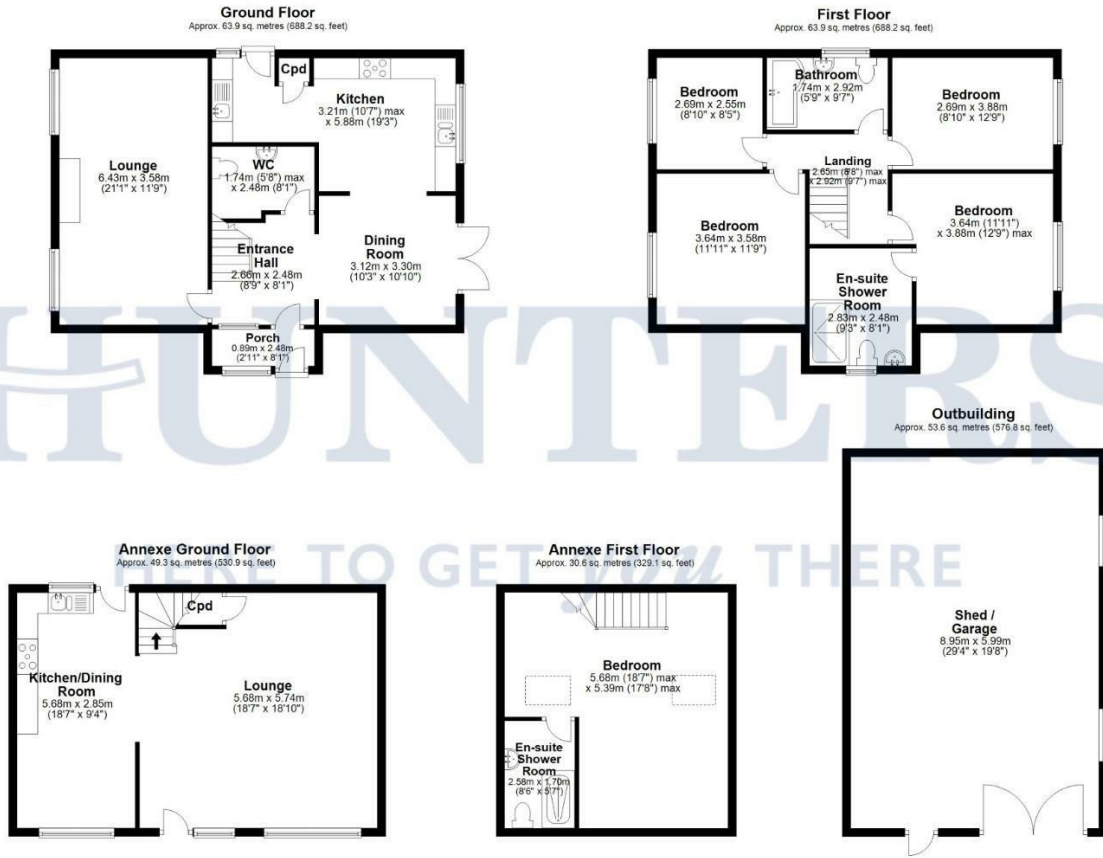
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## Property Images



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Total area: approx. 261.4 sq. metres (2813.3 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.

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>80</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## Map



## Summary

A rare opportunity has come to the market to purchase this modern detached four bedroom family home, along with a DETACHED ANNEX. The properties are situated in a great location and is close to the centre of Littleborough village which provides a good selection of local amenities including several independent shops, excellent schools, bars, restaurants and only a few minutes' drive from Hollingworth Lake nature reserve and convenient for those looking to commute as Littleborough train station is within easy access to both Leeds and Manchester. Sold with NO CHAIN.

## Features

### 6 Grove Cottages

The four bedroom detached house briefly comprises of an entrance vestibule, inner hallway, spacious large lounge which is light and bright with two large windows to the side aspect and a feature fireplace, modern fitted kitchen diner with integral oven, integral hob, and further space for a fridge freezer. Useful utility area with space and plumbing for white goods and a downstairs WC, all to the ground floor. To the first floor there four bedrooms, master with en-suite, as well as a three-piece family bathroom. Double glazed and gas central heating. Externally, there are gardens and parking spaces for two cars along with a large outside store. Viewings on this ideal family home come highly recommended.

### 6a Grove Cottages

Converted from the original double garage, the property now boasts lovely spacious living accommodation with a large living room and a kitchen diner to the ground floor with a large double bedroom and an en-suite bathroom upstairs. Double glazed throughout with gas central heating. All the utilities are fed from number 6 Grove Cottages.

Material Information - Littleborough

Tenure Type; FREEHOLD

Council Tax Banding; ROCHDALE COUNCIL BAND D (MAIN HOUSE), A (ANNEX)