



HUNTERS

HERE TO GET *you* THERE

Quaker Drive

Littleborough, OL15 8BY

50% Shared Ownership £125,000



- 50% SHARED OWNERSHIP
- SEMI DETACHED PROPERTY
- MODERN THROUGHOUT
- SOLD WITH NO ONWARD CHAIN
- EPC RATING B

- THREE BEDROOMS
- HIGHLY DESIRABLE LOCATION
- LARGE GARDEN AND DRIVEWAY PARKING
- COUNCIL TAX BAND C
- LEASEHOLD

Quaker Drive

Littleborough, OL15 8BY

50% Shared Ownership £125,000



SHARED OWNERSHIP

Hunters Estate Agents are delighted to offer to the market this rare opportunity to purchase this modern three bedroom semi detached with a fantastic size garden, at this affordable price. The price represents a 50% share with an affordable rent of £271.39 per month. The location provides convenient access to all the local amenities including shops, schools, transport links via main line train stations to the neighbouring towns and cities with an array of bars, restaurants and supermarket within Littleborough. Also the beautiful tourist attraction of Hollingworth Lake only being a few minutes drive away and Watergrove Reservoir in Wardle. The property briefly comprises of a welcoming entrance hall, kitchen, lounge diner, downstairs WC, three bedrooms and a family bathroom. Externally there is a driveway for off road parking and a generous rear enclosed garden. Call Hunters Littleborough to discuss the Shared Ownership criteria in more detail and to book a viewing. Sold with NO CHAIN.

Entrance Hall

13'10" x 6'9" (4.23 x 2.07)

A welcoming entrance hall with the stairs leading to the first floor landing with a useful storage cupboard beneath.

Kitchen

9'11" x 8'0" (3.03 x 2.44)

Modern range of base and eye level units with a built in oven, gas hob, integrated fridge freezer and further space for a washing machine. A window looks out to the front aspect.

Downstairs WC

8'0" x 3'7" (2.44 x 1.10)

Two piece suite comprising of a low level WC and wash hand basin.

Lounge Diner

15'3" x 15'1" (4.67 x 4.61)

Light and spacious room with plenty of space for furniture, a useful storage cupboard and double doors that open out onto the rear garden.

Landing

8'7" x 6'9" (2.62 x 2.06)

A window to the side aspect and loft access which is part boarded with a pull down ladder and a light.

Bedroom 1

15'1" x 10'5" (4.61 x 3.19)

Double bedroom with a built in storage cupboard and two windows to the front aspect letting in plenty of natural light.

Bedroom 2

13'7" x 8'0" (4.16 x 2.46)

Second double bedroom with an outlook over the rear garden.

Bedroom 3

9'10" x 6'9" (3.00 x 2.06)

Third bedroom with an outlook over the rear garden.

Bathroom

8'0" x 6'5" (2.46 x 1.96)

Modern three piece suite with a low level WC, bath with shower over and a wash hand basin. Heated towel rail and a tiled walls.

Gardens & Parking

To the front there is lawn garden with a driveway for off road parking for two cars. The rear garden is fully enclosed and a great size with paved patio seating area and the rest lawn.

Material Information - Littleborough

Tenure Type; Leasehold

Leasehold Years remaining on lease;

Service Charge Amount £8.67 pcm

Leasehold Ground Rent Amount, Uplift %, Rent Review Period;

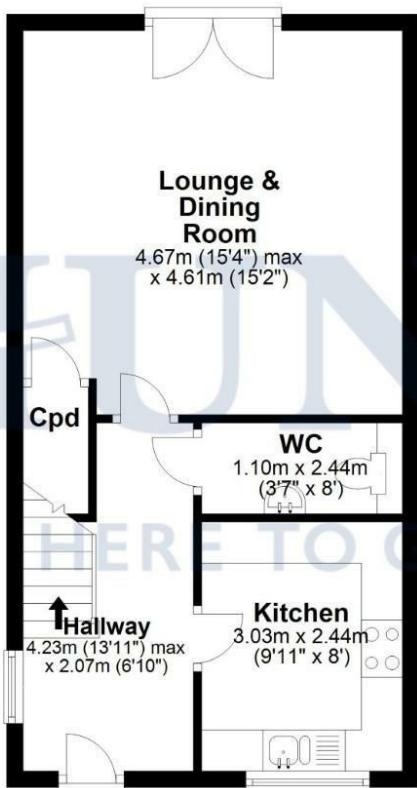
Shared Ownership 50% of share, amount of rent on remaining share; £271.39 pcm

Council Tax Banding; ROCHDALE COUNCIL BAND C

Floorplan

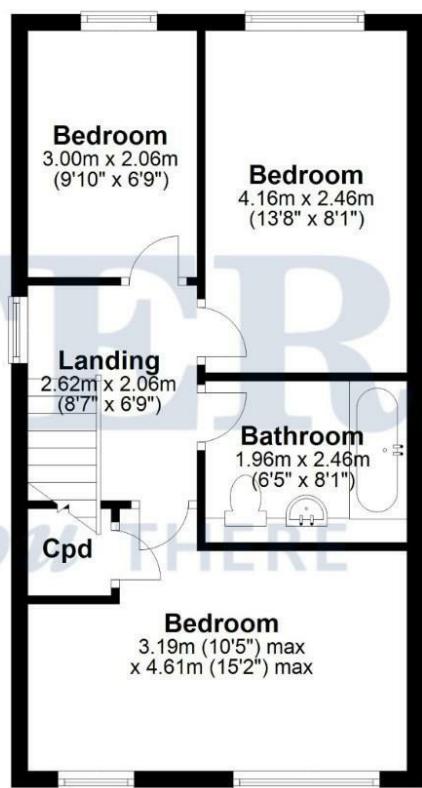
Ground Floor

Approx. 41.5 sq. metres (447.1 sq. feet)



First Floor

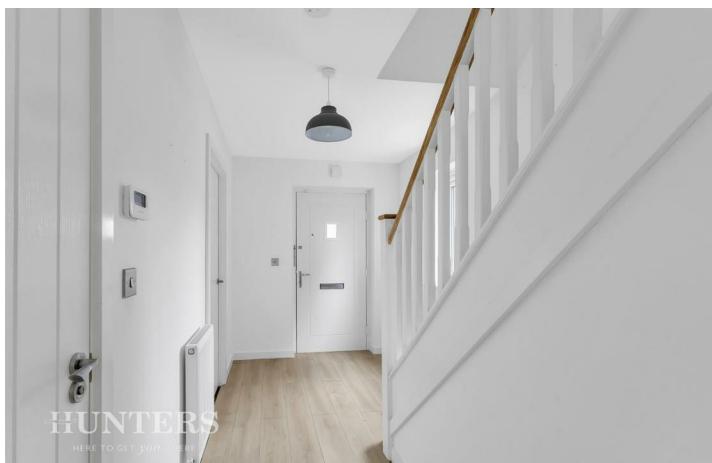
Approx. 41.5 sq. metres (447.1 sq. feet)

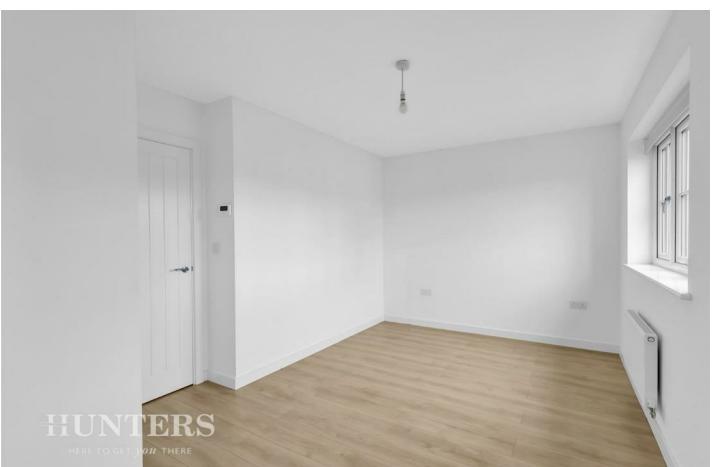


Total area: approx. 83.1 sq. metres (894.2 sq. feet)

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.





Tel: 01706 390 500

Energy Efficiency Graph

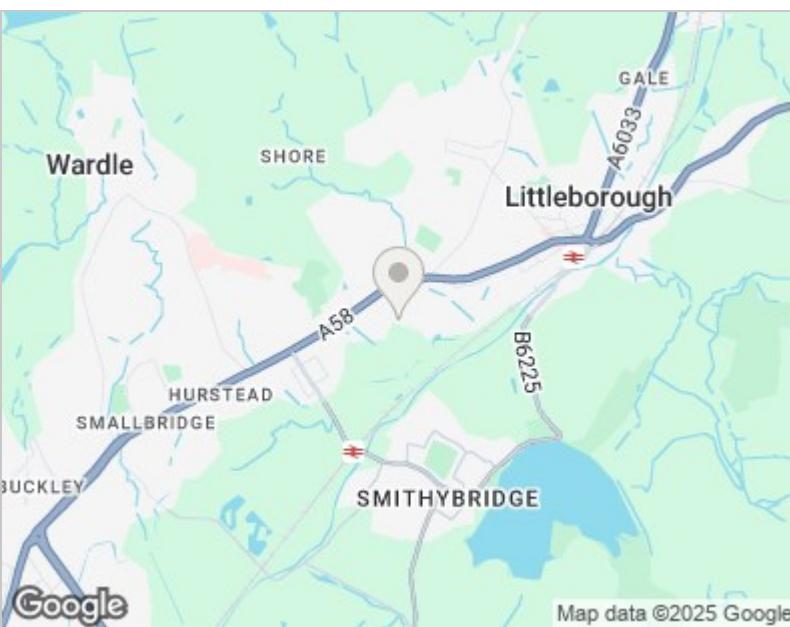
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

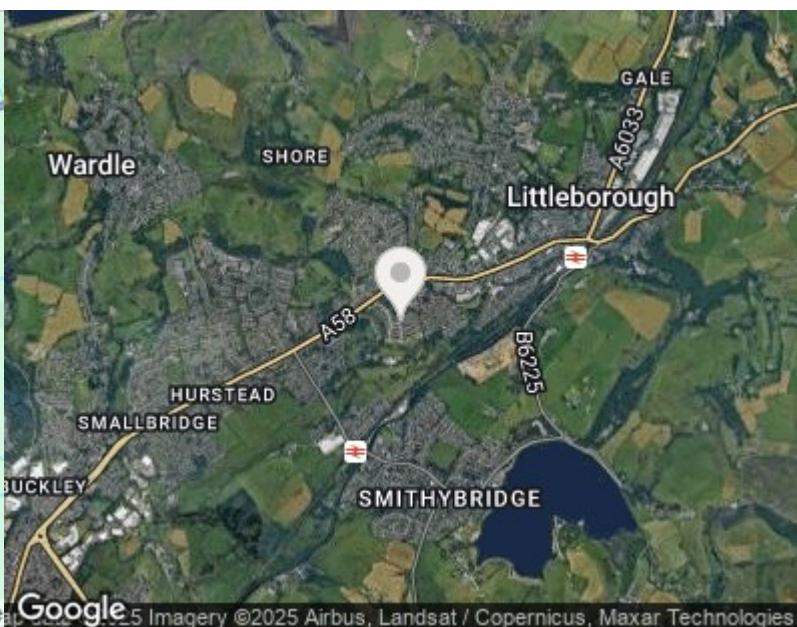
Viewing

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



Tel: 01706 390 500



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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