

# HUNTERS®

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## 59 Victoria Street

Littleborough, OL15 8BJ

Offers In The Region Of £139,950





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## Lounge

13'0" x 14'8" (3.96 x 4.48)

Light and bright room with a feature chimney breast with an electric fireplace installed. A window to the front aspect and a door which takes you through to the kitchen.

On street parking to the front of the property. To the rear the garden is paved and enclosed with a storage shed.

## Kitchen

7'9" x 12'2" (2.36 x 3.72)

A range of base and wall units with a built-in oven, a gas hob and space and plumbing for washing machine and fridge freezer. A rear external door leads you out to the rear garden.

## Landing

Built in storage cupboard.

## Bedroom 1

10'0" x 13'0" (3.06 x 3.96)

Spacious double bedroom with a useful fitted wardrobe and a feature cast-iron fireplace set within the chimney breast. A window looks out the front aspect.

## Bedroom 2

7'9" x 10'0" (2.36 x 3.06)

Single bedroom which looks out over the rear garden.

## Bathroom

4'4" x 9'10" (1.32 x 2.99)

Three-piece white suite bathroom, which briefly comprises of a low-level WC, pedestal wash hand basin and bath with an electric shower over. Partly tiled walls and a window to the front aspect.

## Garden & Parking



Road Map



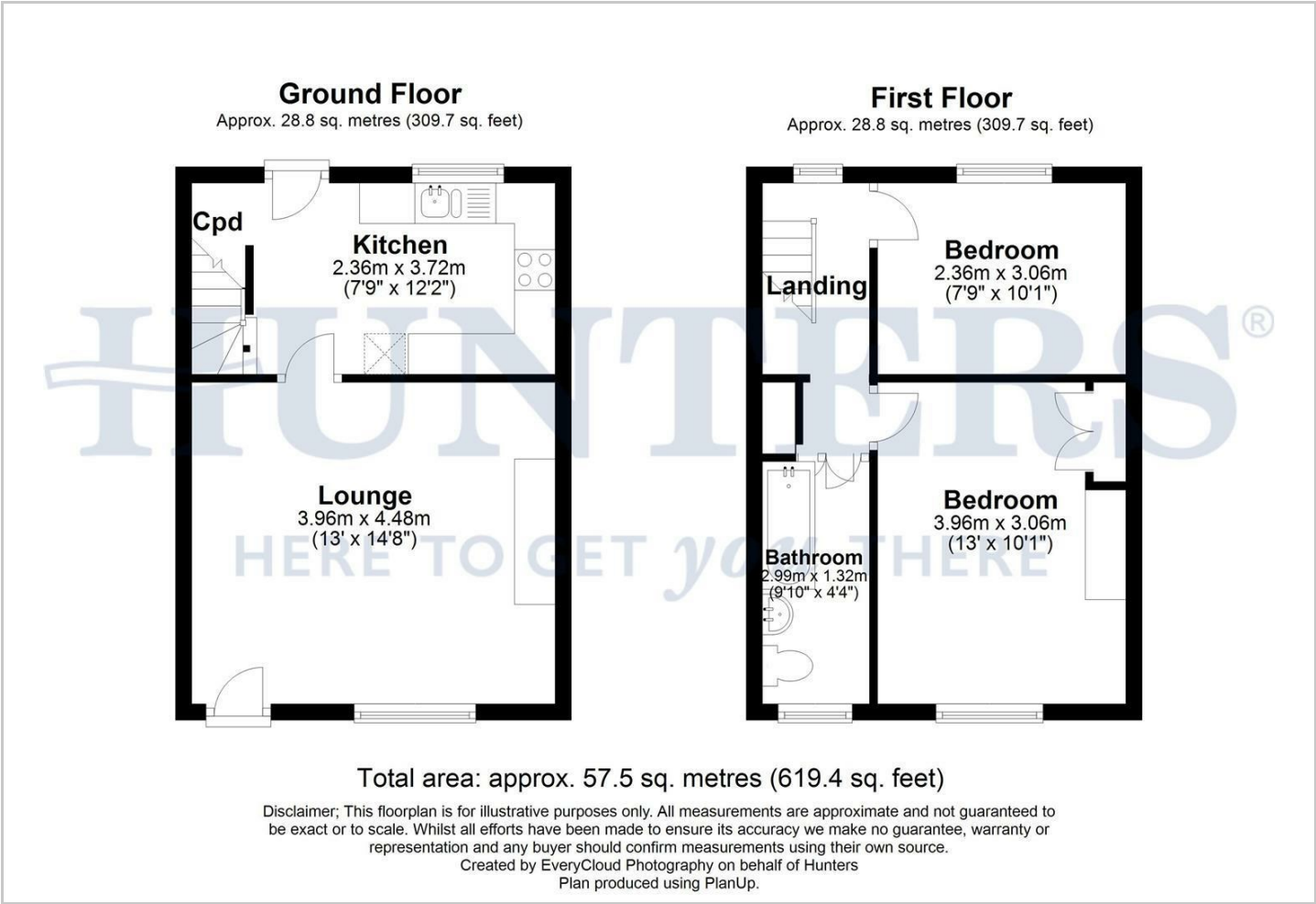
Hybrid Map



Terrain Map



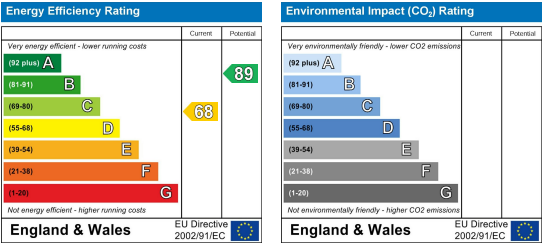
Floor Plan



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.

Energy Efficiency Graph



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.