HUNTERS®

HERE TO GET *you* THERE



Gorsey Bank

Littleborough, Rochdale, OL15 9ET

£189,950

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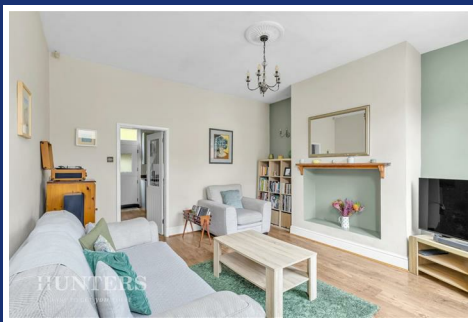
- BEAUTIFULLY PRESENTED TERRACED PROPERTY
- CONVENIENT FOR LITTLEBOROUGH CENTRE/TRAIN STATION
- KITCHEN DINER
- VIEWING HIGHLY RECOMMENDED
- COUNCIL TAX BAND A
- LIGHT AND BRIGHT THROUGHOUT
- THREE BEDROOMS
- SET OVER THREE FLOORS
- EPC RATING D
- LEASEHOLD

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Hunters Estate Agents are delighted to offer to the market this beautifully presented mid-terrace property set over three floors.

Occupying an elevated position set back from the main road, the property enjoys a light and airy feel throughout and is conveniently located close to the excellent amenities of Littleborough village. These include schools, shops, cafes, and the main line train station providing direct links to Leeds and Manchester. The home is also surrounded by stunning countryside and picturesque canal-side walks, making it perfect for those who enjoy the outdoors.

The accommodation briefly comprises a welcoming, tastefully decorated lounge filled with natural light and a modern fitted dining kitchen. To the first floor there are two bedrooms and a bathroom, while the second floor offers a generously sized master bedroom. The property further benefits from gas central heating and double glazing, with new windows and rear external door installed only a couple of years ago.

Externally, there is a rear outdoor space (with a right of access across) providing a pleasant area to relax, together with two useful outside store rooms.

Meticulously maintained and beautifully presented, this home is ready to move straight into and enjoy. Viewing is highly recommended.

Lounge

14'6" x 14'0" (4.43 x 4.29)

The lounge is front-facing and bathed in natural light, offering a warm and welcoming atmosphere. Tastefully decorated, it provides a comfortable space to relax.

Kitchen Diner

14'0" x 11'0" (4.29 x 3.37)

The kitchen is fitted with stylish shaker-style units and features a sink and drainer positioned beneath the rear-facing window, allowing natural light to fill the space. A built-in oven with gas hob is complemented by ample room for appliances including a fridge freezer, washing machine and tumble dryer. Clever use of space has been made with additional storage units built under the stairs, while there is also plenty of room for a family dining table. A rear external stable style door provides access to the outside space.

Landing

Bedroom 2

14'0" x 14'0" max (4.29 x 4.29 max)

A spacious, light and bright room, creating an airy feel and offering plenty of space for furnishings, along with the added benefit of a useful storage cupboard under the stairs.

Bedroom 3

11'0" x 5'10" (3.37 x 1.78)

Single rear-aspect room, ideal as a child's bedroom, nursery or a home office, offering flexibility to suit a variety of needs.

Bathroom

8'1" x 4'9" (2.47 x 1.47)

The bathroom is modern and stylish with being recently installed last year, fitted with a white three-piece suite comprising a panelled bath with overhead rainfall shower and glass screen, a wash basin set within a sleek vanity unit, and a low-level WC. Finished with contemporary white metro tiling, contrasting wall colour, chrome heated towel rail and wood-effect flooring, the space is both practical and beautifully presented.

Second Floor

Bedroom 1

19'10" x 14'0" (6.05 x 4.29)

Located on the second floor, this spacious bedroom features wooden flooring, a charming cast iron fireplace, and a skylight window with an electric opener and blind that floods the room with natural light. With eaves storage to both sides and neutral décor, the room offers a well-presented, inviting atmosphere, combining style and practicality.

External

The property benefits from a paved patio area (with right of access across) and two outside store rooms. The property is conveniently located just off Todmorden Road, raised slightly from the roadside, offering both accessibility and a degree of privacy.

Material Information - Littleborough

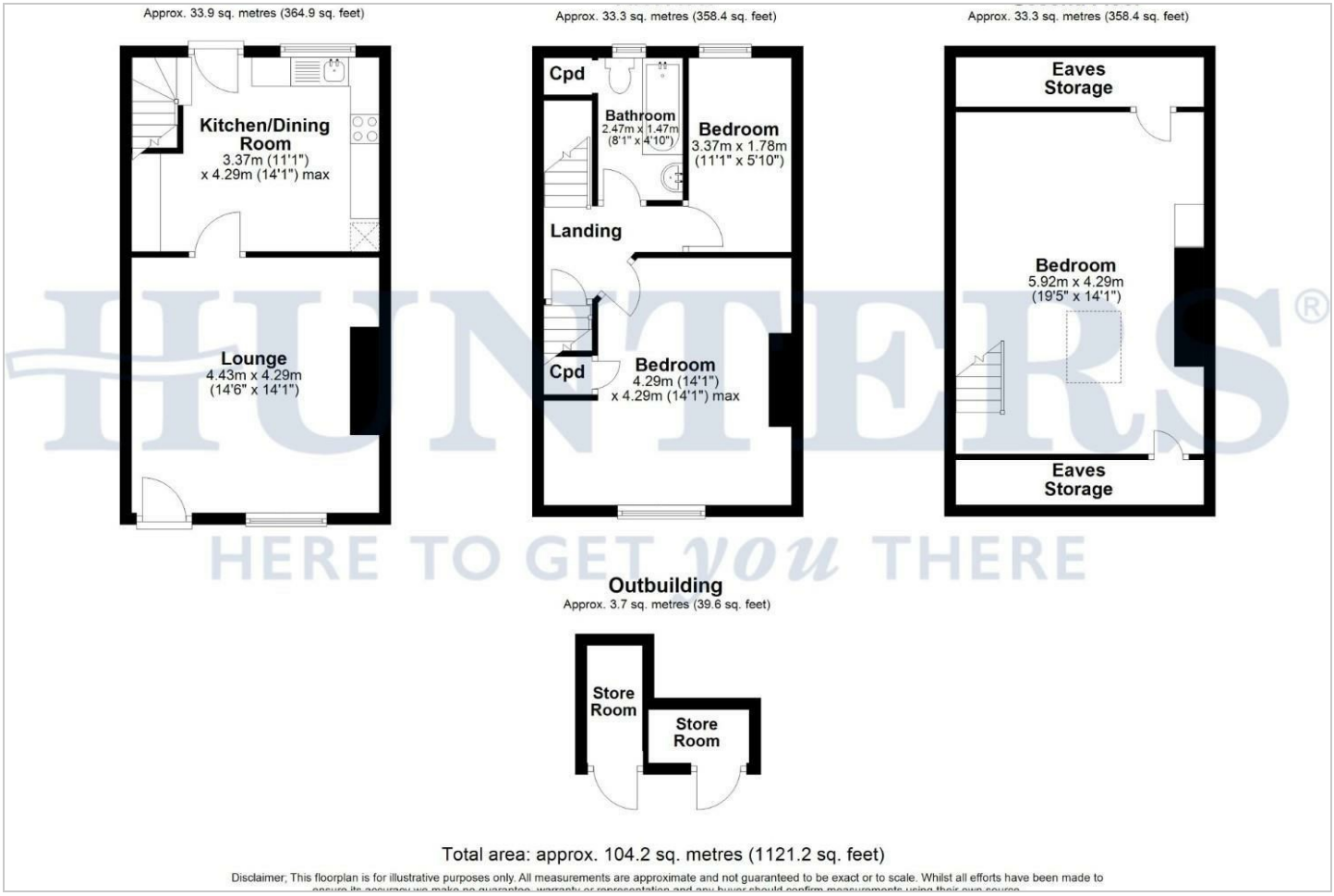
Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 868

Leasehold Annual Ground Rent Amount £1.25pa

Council Tax Banding; ROCHDALE COUNCIL BAND A

Floorplan

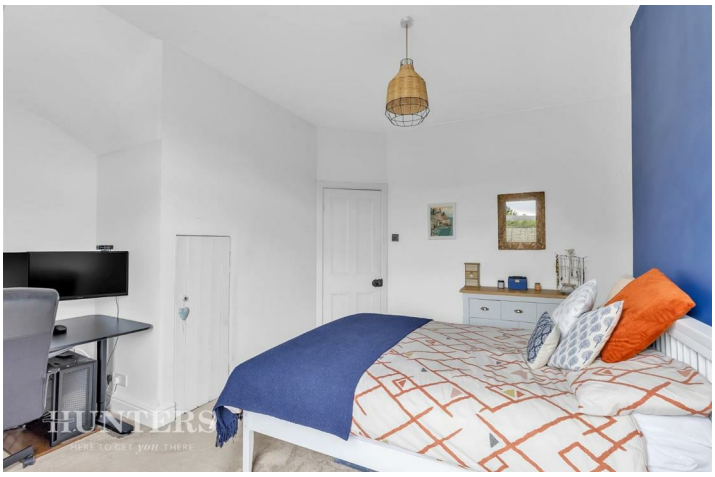

Approx. 33.9 sq. metres (364.9 sq. feet)
Kitchen/Dining Room
3.37m (11'1")
x 4.29m (14'1") max
Lounge
4.43m x 4.29m
(14'6" x 14'1")
Approx. 33.3 sq. metres (358.4 sq. feet)
Cpd
Bathroom
2.47m x 1.47m
(8'1" x 4'10")
Bedroom
3.37m x 1.78m
(11'1" x 5'10")
Landing
Cpd
Bedroom
4.29m (14'1")
x 4.29m (14'1") max
Approx. 33.3 sq. metres (358.4 sq. feet)
Eaves Storage
Bedroom
5.92m x 4.29m
(19'5" x 14'1")
Eaves Storage
Outbuilding
Approx. 3.7 sq. metres (39.6 sq. feet)
Store Room
Store Room
Total area: approx. 104.2 sq. metres (1121.2 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



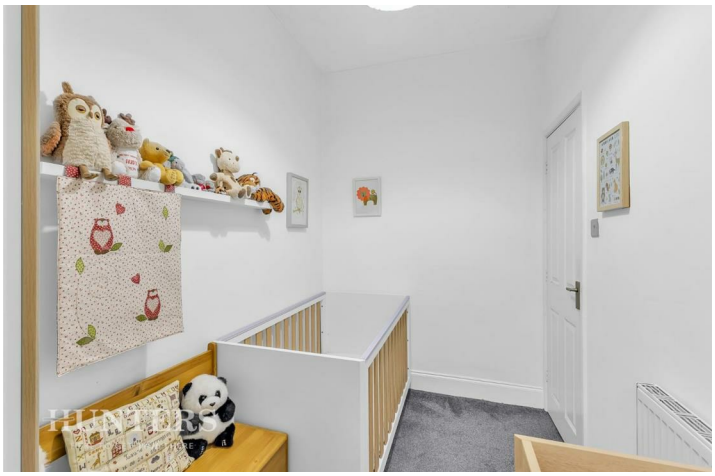
















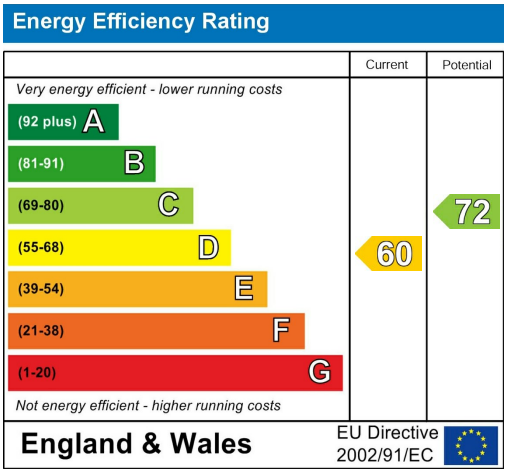


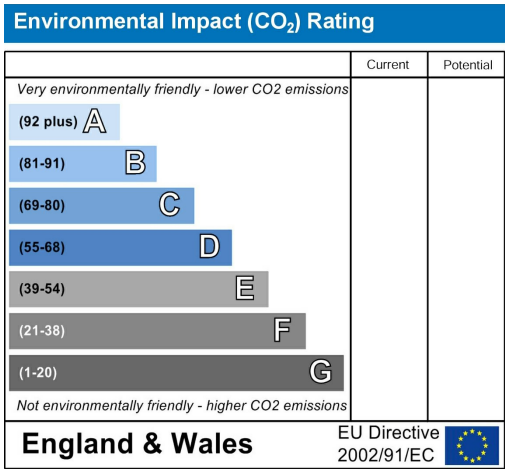






Energy Efficiency Graph





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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