

Shore Road  
Littleborough OL15 9LH

AN EXCEPTIONALLY PRESENTED 2 BEDROOMED END TERRACED  
FAMILY HOME PROVIDING STUNNING ACCOMMODATION



This well proportioned 2 bedroomed terraced house is situated in the popular residential area of Littleborough, conveniently positioned for access to all the usual local amenities. The property is extremely well presented internally and benefits from a gas fired central heating system, double glazed windows, modern kitchen and bathroom facilities and two double bedrooms. There is a small area to the front and a private rear yard. The property has been competitively priced and early viewing comes highly recommended

VIEWING STRONGLY RECOMMENDED TO APPRECIATE  
THE EXTENT AND CALIBRE OF THE ACCOMMODATION ON OFFER

ASKING PRICE £134,950

To view this property contact:

122 Yorkshire Street - Rochdale - OL16 1LA. T:01706 65 32 14. [www.barton-kendal.co.uk](http://www.barton-kendal.co.uk) - [sales@barton-kendal.co.uk](mailto:sales@barton-kendal.co.uk)

**THE ACCOMMODATION COMPRISES:**

(Measurements are approximate to the nearest 0.1m and for guidance only and they should not be relied upon for the fitting of carpets or the placement of furniture). No checks have been made on any fixtures and fittings or services where connected (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property).

**Ground Floor****Front LOUNGE - 3.9 x 4.0 metres (2'9" x 13'1")**

A well presented main reception room with modern décor, electric fire and laminate flooring

**KITCHEN - 5.0 x 4.0 metres (16'4" x 13'1")**

Single drainer stainless steel sink unit, range of wall and base units with complementary work surfaces, built in oven, hob and extractor hood, part tiled walls, vinyl floor covering, access to rear yard

**First Floor****LANDING****MASTER BEDROOM - 4.0 x 4.0 metres (13'1" x 13'1")**

A large double master bedroom with modern décor and newly fitted carpet

**BEDROOM TWO - 3.0 x 4.0 metres (9'10" x 13'1")**

A second double bedroom with modern décor, views over the rear garden, newly fitted carpet

**BATHROOM - 1.9 x 2.0 metres (6'2" x 6'6")**

Panelled bath with shower above, pedestal wash hand basin, low level wc - modern matching suite in white, tiled walls, spotlights to ceiling

**Externally**

There is a small forecourt area to the front and a private rear yard.





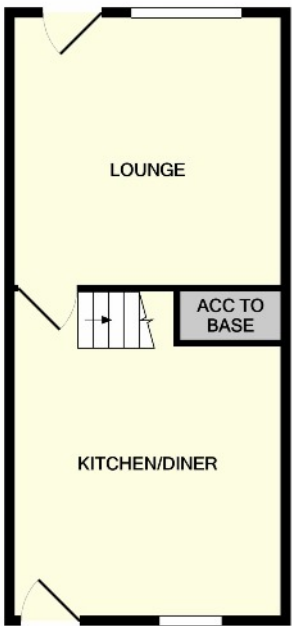
Council Tax Band

We are advised that the property is assessed in Council Tax Band A

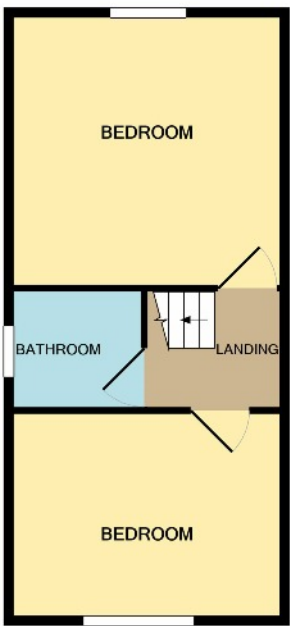
VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS BARTON KENDAL

LOCATION

This fabulous property is situated in the popular residential area of Littleborough within walking distance of Littleborough Centre providing all the usual local amenities.

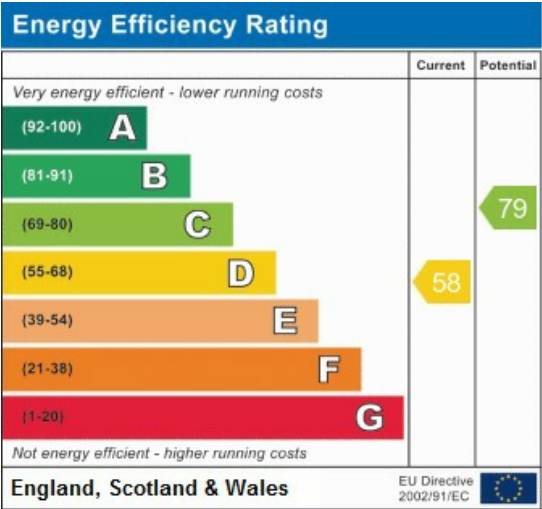


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Due to a change in the legislation as from 1<sup>st</sup> March 2004 we are required to check your identification. This is a legal requirement and applies to all Estate Agents: (i) proceeding to market any property; and (ii) should you make an offer on one of our properties and this offer becomes acceptable, before we can instruct Solicitors to proceed with the transaction. Suitable identification can be: Current signed Passport; New style Driving Licence with photograph; Inland Revenue Tax notification