

**Roberts Place, Littleborough OL15 0BH**

**OIRO £125,000**



Adamsons Barton Kendal delighted to present this well-maintained one-bedroom cottage, located in the highly sought-after residential area of Smithybridge. Ideally situated, the property is just a short walk from a range of local amenities including countryside walking routes, Hollingworth Lake, restaurants, and schools.

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The accommodation briefly comprises a cosy living room, a compact fitted kitchen, a spacious master bedroom, and a modern bathroom suite. Externally, the property benefits from a small forecourt area.

This charming cottage offers an excellent opportunity for investors looking to expand their portfolio.

Early Viewing Recommended



## ADDITIONAL INFORMATION

Council Tax Band - A

Energy Performance Cert - F

Tenure - Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	29 F	
1-20	G		

w - [abkproperty.co.uk](http://abkproperty.co.uk)

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