



ROYAL FOX

... ultimate estate agency

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Key Features

- ***** NO CHAIN *****
- **Stone End Cottage**
- **Three Bedrooms**
- **Master Ensuite**
- **On Street Parking**
- **Stunning Canal Views**
- **Lounge / Diner**
- **Solar Panels**
- **Ideal FTB or Family Home**



Main Description

***** END STONE COTTAGE / THREE BEDROOMS / MASTER ENSUITE / ON STREET PARKING / STUNNING CANAL VIEWS *****

Royal Fox Estates are very pleased to offer for sale this spacious and well presented three bedroom end stone cottage, situated in a popular residential location offering good access to local amenities including shops, schools, public transport links and just a short walk from Littleborough village, Hollingworth Lake and surrounding countryside. The property benefits from gas central heating, UPVC double glazed windows and doors and solar panels (please contact the office for more details on the solar panels and the benefits to the new owner). The accommodation comprises briefly of entrance vestibule, lounge / diner, modern fitted kitchen, cellar, first floor landing, two bedrooms, bulk head bathroom, attic bedroom and ensuite shower room. Externally, there is a paved area with planting at the front of the property giving stunning views over the canal and surrounding countryside. Oak street is an un-adopted road with each resident taking responsibility for the area outside their property. For many decades, the area to the front of number one has been kept and used as a garden by the owner. The property also has on street parking and a rear yard. Ideally suited as a first time buyer or family home, well presented throughout and internal viewings come highly recommended.



**1 Oak Street
Eales Littleborough**

**Asking Price
£127,500**



Attic Bedroom 23' 5" x 16' 2" (7.14m x 4.92m)

Two front facing double glazed velux windows, two radiators, neutral décor, exposed beams, TV point, double room, storage cupboard to eaves, aspect views.

Ensuite Shower Room 5' 9" x 5' 10" (1.75m x 1.78m)

Rear facing double glazed velux window, heated towel rail, neutral décor, wet room with floor drainage and a three piece suite in white comprising WC, vanity hand basin and shower with glass screen, tiled walls and floor, storage cupboard.

External

Externally, there is a paved area with planting at the front of the property giving stunning views over the canal and surrounding countryside. Oak street is an unadopted road with each resident taking responsibility for the area outside their property. For many decades, the area to the front of number one has been kept and used as a garden by the owner. The property also has on street parking and a rear yard.

Accommodation

Entrance Vestibule 5' 8" x 4' 6" (1.73m x 1.37m)

Front facing UPVC double glazed entrance door, neutral décor, ceiling coves, lounge access.

Lounge/Diner 15' 1" x 19' 2" (4.59m x 5.85m)

(width reducing to 5.19m) Front facing UPVC double glazed window, radiator, neutral décor with feature decorated wall, ceiling coves, multi fuel burner, TV & Sky cabling, dining area, wood effect laminate flooring, kitchen access.

Kitchen 8' 6" x 14' 8" (2.59m x 4.48m)

Rear facing UPVC double glazed window & door, rear yard access, radiator, neutral décor, modern fitted kitchen with a good selection of wall and base units, complimentary work surfaces, splash back tiling, sink & drainer, cooker point, plumbed for automatic washing machine, wood effect laminate flooring, staircase leading to the first floor, cellar access.

Cellar

Plumbed for automatic washing machine and dryer, solar panel meter.

First Floor Landing 6' 9" x 7' 6" (2.05m x 2.29m)

Neutral décor, ceiling coves, bulk head storage, staircase leading to the attic bedroom and ensuite.

Bedroom Two 12' 7" x 17' 2" (3.84m x 5.22m)

Front facing UPVC double glazed window, radiator, neutral décor with feature decorated wall, ceiling coves, under stair storage cupboard, double room, aspect views.

Bedroom Three 11' 5" x 7' 10" (3.48m x 2.39m)

Rear facing double glazed window, radiator, neutral décor with feature decorated wall, cast iron fireplace, storage cupboard.

Bathroom 5' 8" x 6' 5" (1.72m x 1.96m)

Rear facing double glazed window, radiator, neutral décor, three piece suite in white comprising WC, pedestal sink and panel bath, tiled walls.





***"Ultimate Estate
Agency....From The Fox"***

**Viewings : Rochdale Office
37 Dale St, Milnrow, Rochdale, OL16 3NJ**

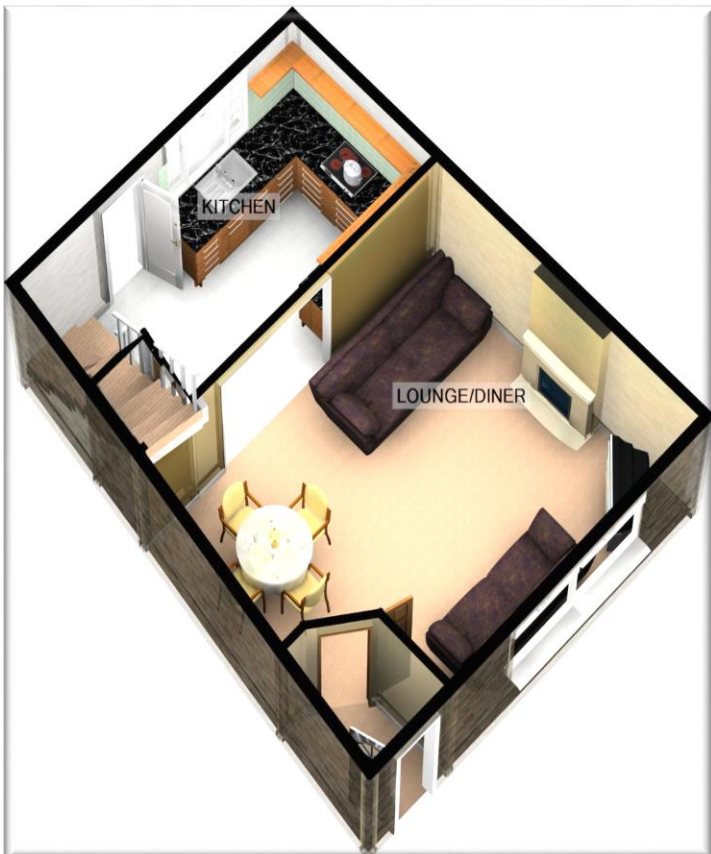
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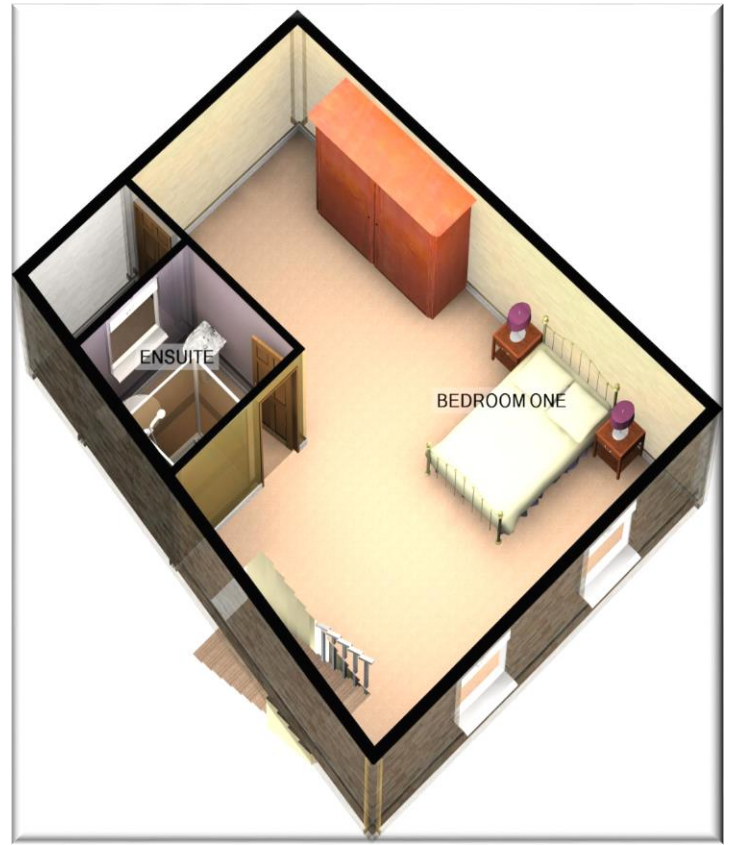
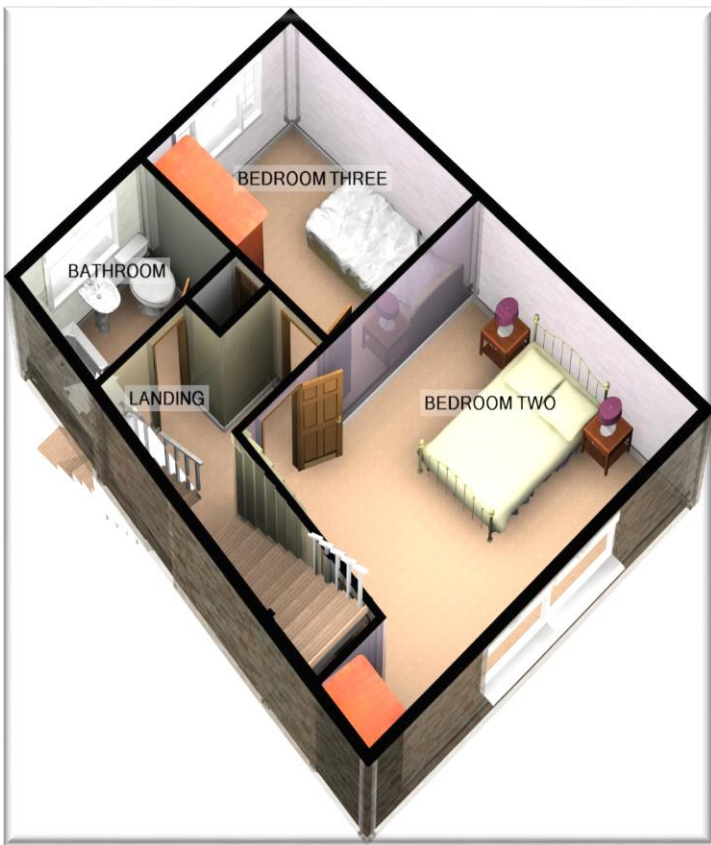
e: rochdale@royalfox.co.uk





*"Put your property
in our hands..."*





The Fox's Insight

- Tenure: Leasehold
- Title No: GM253985
- Class Of Title: Good
- Mains Service Connected: Water, Gas, Electric (solar panels), Sewerage
- Tax Band: A
- Parking: On Street

Directions

Leaving Littleborough along Church Street continue along the A58 in the direction of Hollingworth Lake, at the traffic light continue along the A58 Halifax Road then turn right into Edgerton Street or West View. Continue turning right along Oak Street and the subject property is located on the right hand side and is clearly indicated by our distinctive Royal Fox 'For Sale' Board.

“Call The Fox NOW for your FREE valuation”



IMPORTANT NOTE:

Every care is taken with the preparation of these particulars to give a fair and overall description of the property but they are not intended to constitute part of an offer of contract. 1) Royal Fox Ltd has not tested any apparatus, fixtures, fittings or services so cannot verify that they are in working order or fit for purpose. Royal Fox Ltd has not had sight of the title documents and any reference to alterations to or use of any part of the property is not a statement that any necessary planning permission, building regulations or any other consent has been obtained. The buyer is advised to obtain verification from their solicitor or surveyor. 2) Measurements should not be relied upon for carpets or furnishings as their accuracy cannot be guaranteed. 3) Photographs show only certain parts of the property at the time they were taken. 4) Floor plans only show a representation of the layout – actual sizes, styles and room types (or the fittings within) should not be relied upon. 5) All images, floor plans, EPC's and photographs are the exclusive property of Royal Fox Ltd and are protected under United Kingdom and International copyright laws. They may not be reproduced, copied, transmitted or manipulated without prior written consent.

Energy Performance Certificate



1, Oak Street, LITTLEBOROUGH, OL15 0HH

Dwelling type: End-terrace house

Date of assessment: 30 April 2013

Date of certificate: 02 May 2013

Reference number: 7908-0074-8264-6777-0920

Type of assessment: RdSAP, existing dwelling

Total floor area: 98 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,520
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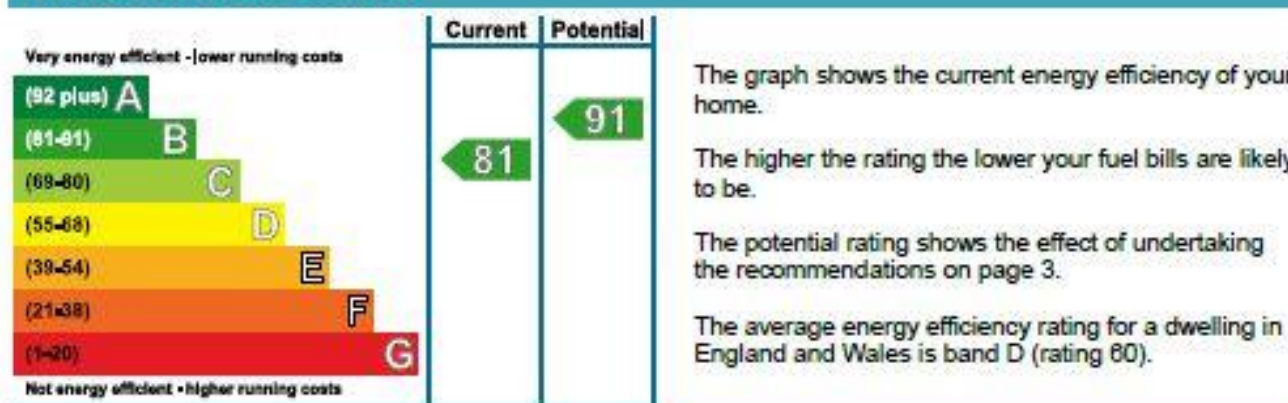
Over 3 years you could save	£ 765
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Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 159 over 3 years	£ 159 over 3 years	
Heating	£ 2,088 over 3 years	£ 1,398 over 3 years	
Hot Water	£ 273 over 3 years	£ 198 over 3 years	
Totals	£ 2,520	£ 1,755	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£ 594	
2 Floor insulation	£800 - £1,200	£ 93	
3 Solar water heating	£4,000 - £6,000	£ 75	

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.