



## 83a Summit, Littleborough

£175,000 Freehold

Larger than average three bedroomed end terrace, located in the popular 'Summit' area of Littleborough • Littleborough is a small yet sought after town, with a number of charming independent retailers as well as larger chains such as Sainsburys, Co-op and Lidl • Littleborough train station offers convenience to commuters with direct routes to Manchester, Leeds, Halifax and Rochdale. The local M62 junction is also just a short drive away • Many local beauty spots on your doorstep, such as Blackstone Edge, Gaddings Dam, Watergrove reservoir and local tourist attraction Hollingworth Lake country park • Large lounge, with space for dining table • Three DOUBLE bedrooms (master of which has ensuite) • Communal rear area and off road parking to the side of the property • NO CHAIN

Located in the 'Summit' area of Littleborough, this three-bedroom end-of-terrace house offers spacious living, ensuite master bedroom, close proximity to shops, train station, and nature spots. Includes communal rear area, off-road parking and no onward chain. Ideal for those seeking a well-connected property in a desirable location.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



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- Many local beauty spots on your



## **GROUND FLOOR**

### **Lounge**

19' 3" x 13' 1" (5.87m x 3.99m)

### **Kitchen**

11' 8" x 9' 10" (3.56m x 3.00m)

## **FIRST FLOOR**

### **Landing**

11' 0" x 6' 0" (3.35m x 1.83m)

### **Bedroom**

14' 1" x 13' 2" (4.29m x 4.01m)

### **En-suite**

4' 9" x 5' 11" (1.45m x 1.80m)

### **Bedroom**

10' 6" x 6' 8" (3.20m x 2.03m)

### **Bathroom**

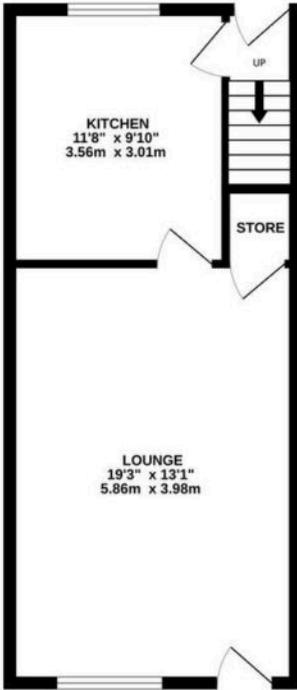
7' 7" x 6' 5" (2.31m x 1.96m)

## **SECOND FLOOR**

### **Bedroom**

19' 4" x 13' 2" (5.89m x 4.01m)

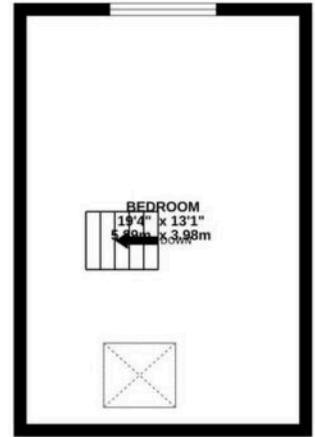
GROUND FLOOR  
403 sq.ft. (37.5 sq.m.) approx.



1ST FLOOR  
403 sq.ft. (37.5 sq.m.) approx.



2ND FLOOR  
252 sq.ft. (23.4 sq.m.) approx.



TOTAL FLOOR AREA: 1059 sq.ft. (98.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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