



3 Binns Terrace, Littleborough

£110,000 Leasehold

Sitting in prime location in the centre of Littleborough • Within a few minutes walking distance to all the necessary shops as well as Hare Hill Park • There are a number of local beauty spots on your doorstep, including Blackstone Edge, Gaddings Dam, Watergrove reservoir and local tourist attraction Hollingworth Lake country park • Just a short walk away from Littleborough train station, offering direct routes to Manchester, Leeds, Hebden Bridge and Halifax • The local M62 is just a short, yet scenic drive away • Open plan lounge and kitchen, with door for access to cellar • To the first floor there is a spacious double bedroom and a modern fitted bathroom suite • With gas central heating throughout and double glazed windows • Competitively priced for sale!

Well-presented 1-bed terraced house in central Littleborough. Open plan living, cellar, modern bathroom, near shops, park, train and M62. Ideal for first-time buyers or investors.

Council Tax band: A

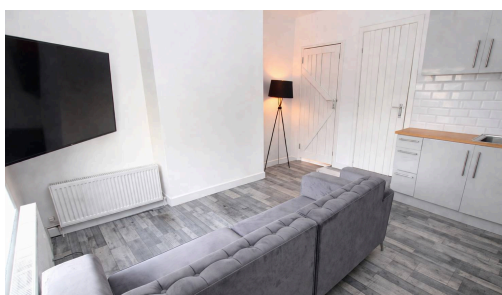
Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



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GROUND FLOOR

Lounge / Kitchen

13' 9" x 14' 5" (4.19m x 4.39m)

FIRST FLOOR

Landing

7' 5" x 4' 3" (2.26m x 1.30m)

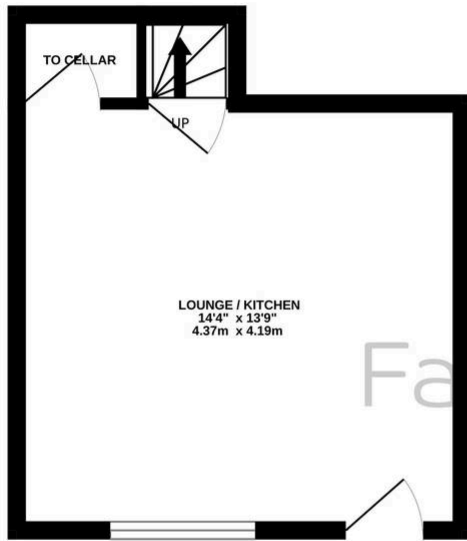
Bedroom

9' 0" x 14' 5" (2.74m x 4.39m)

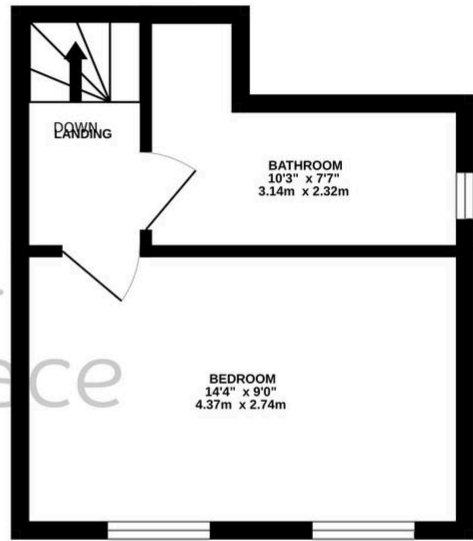
Bathroom

7' 5" x 10' 0" (2.26m x 3.05m)

GROUND FLOOR
218 sq.ft. (20.2 sq.m.) approx.



1ST FLOOR
218 sq.ft. (20.2 sq.m.) approx.



TOTAL FLOOR AREA : 435 sq.ft. (40.4 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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