



12

James Street  
Littleborough Lancs OL15 8LT

£89,950



# 12 James Street

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£89,950

- 3 bed end terrace
- Pleasant & popular street
- Lounge; kitchen
- 3 beds (1 double; 2 single)
- Shower room
- Open at rear



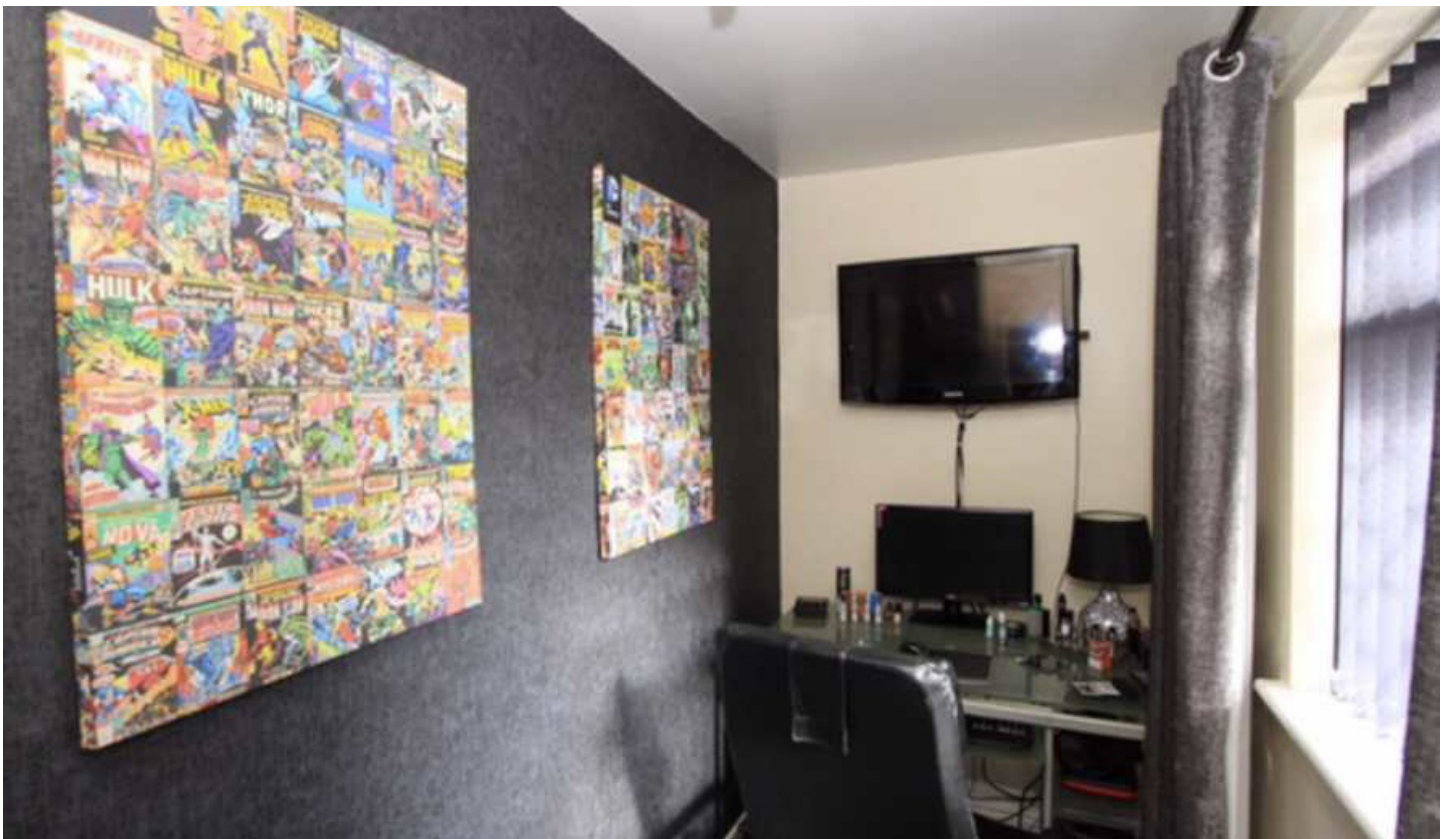


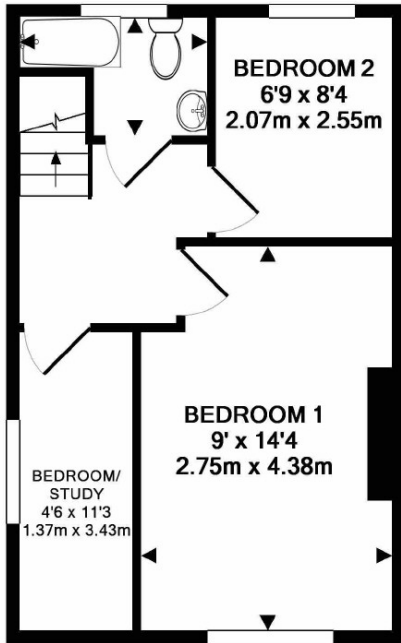


Situated in a much sought after area on a pleasant street, a very well presented 3 bedroom end of terraced house. Conveniently located within a very short walk of bus stops for Rochdale etc, the property is also within easy walking distance of Littleborough village centre and well placed for schools, Hollingworth Lake and beautiful countryside. There is an open area of land to the rear ideal for off-road parking.

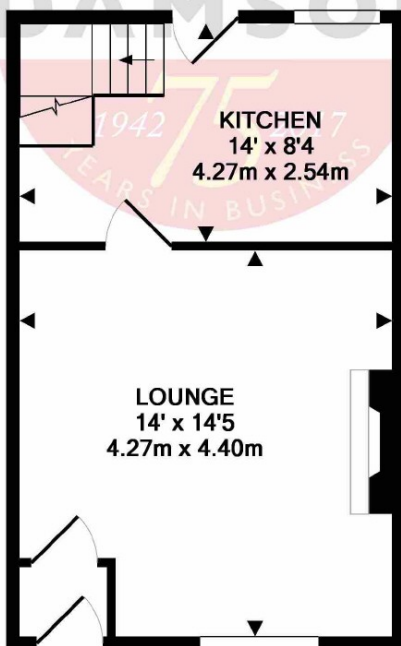
The accommodation comprises: vestibule leading to spacious lounge with gas fire; kitchen with open plan spindled staircase, maple style fitted units, sink unit and recesses for appliances; 1 double bedroom to front; 1 single bedroom to rear and 3rd bedroom/study which will take a single bed with window to side; shower room with white suite comprising tub style bath with electric shower, WC, washbasin and fully tiled walls; part boarded loft with ladders. Open area at rear (not on deeds but used for parking for many years).

Tenure to be confirmed; Gas central heating (Worcester combi-boiler); uPVC double glazed.





1ST FLOOR



GROUND 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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