

# MARSH & MARSH PROPERTIES

8 Whitfield Brow, Littleborough, OL15 9EU

£130,000



**\*\*ATTENTION ALL FIRST TIME BUYERS & INVESTORS – EXCELLENT RENOVATION OPPORTUNITY\*\*** A THREE DOUBLE BEDROOM end-terrace property situated in the popular town of Littleborough. Requiring modernisation throughout, this home presents a fantastic opportunity for buyers looking to create a property tailored to their own tastes and requirements. Ideally positioned within easy reach of local amenities, well-regarded schools, transport links and Littleborough train station, the property also benefits from beautiful countryside walks nearby, including the surrounding Pennine landscapes. Offering generous accommodation across three floors, three genuine double bedrooms and plenty of scope to add value, this property is ideal for first-time buyers, investors or those seeking their next renovation project. In brief, on the ground floor you will find an entrance hall, lounge, and dining kitchen. On the first floor there is a landing, two double bedrooms and the house bathroom, whilst stairs rise to the second floor where you will find a further double bedroom. Externally, to the front is a lawned garden with a flagged pathway leading to the front entrance and around the side of the property to the rear, where there is a stone flagged yard and a useful brick-built store. An internal inspection is advised to fully appreciate the potential and space this home has to offer.

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### ENTRANCE HALL

The entrance hall features a UPVC front door, decorative ceiling coving, a radiator, and stairs leading to the first floor.

### LIVING ROOM 3.3 x 3.8m (10'9 x 12'3)



A comfortable lounge featuring a brick fireplace with an electric fire, decorative ceiling coving, a radiator, and a UPVC window.

### DINING KITCHEN 3.7 x 3.8m (11'11 x 12'3)



A fitted dining kitchen featuring wall and base units and a sink with a chrome mixer tap and splashback tiling. Additional features include useful under-stair storage, a radiator, a UPVC window and a UPVC rear door providing access to

the garden.



### LANDING

A landing with a radiator and staircase leading to the second floor.

### BEDROOM ONE 3.0 x 3.8m (9'10 x 12'3)



A double bedroom with a radiator and a UPVC window.

### BEDROOM TWO 3.0 x 3.8m (9'10 x 12'3)



A double bedroom with fitted wardrobes built into the alcoves, one of which houses the combination boiler fitted in January 2021 which has been serviced every year. The room also benefits from a radiator and a UPVC window.



## BATHROOM



A three-piece bathroom suite comprising a bathtub with a shower above, a pedestal sink and a low flush toilet. Additional features include partially tiled walls, wood-effect laminate flooring, a radiator, and a UPVC window.

## BEDROOM THREE 4.0 x 3.8m (13'1 x 12'3)



A double bedroom occupying the second floor, benefiting from a large storage area, a radiator and a UPVC window.

## EXTERNAL

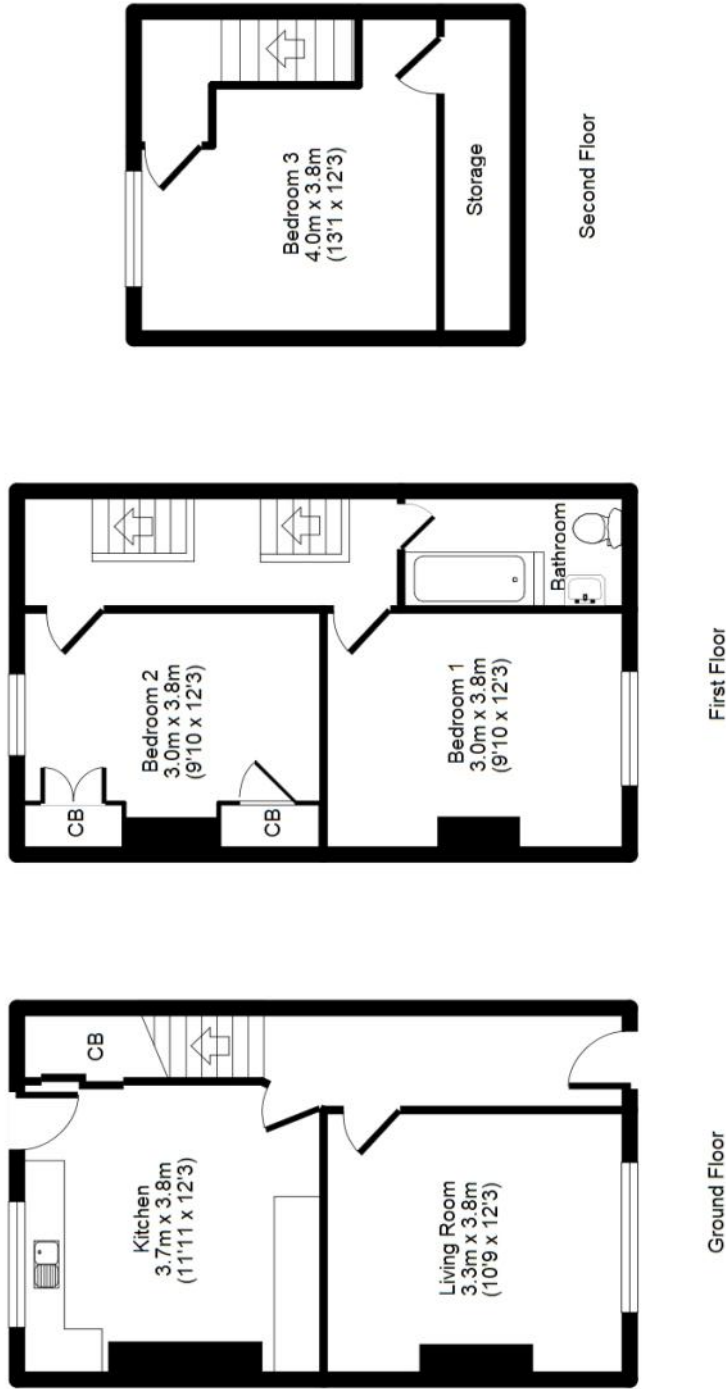


To the front of the property, steps rise from the pavement to a lawned garden with a flagged pathway leading to the front entrance. The pathway continues down the side of the property to a low-maintenance stone flagged yard at the rear. This area also boasts a useful brick-built outdoor store.

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respect of the property. Measurements given are approximate and are intended for illustrative purposes only. Any fixtures, fittings or equipment have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.

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APPROX GROSS INTERNAL FLOOR AREA: 86 sq. m / 928 sq. ft

Floor Plan measurements are approximate and are for illustrative purposes only. For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements. All images and dimensions are not intended to form part any contract or warranty. (c) Marsh & Marsh Properties