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Shore Mount

Littleborough, OL15 8EW

Offers In Excess Of £230,000

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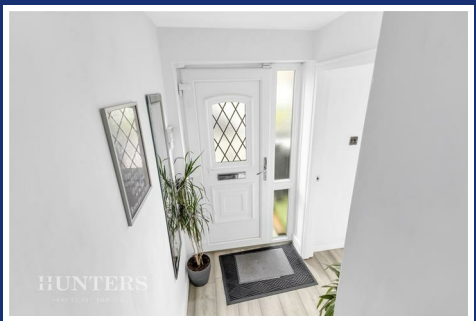
- A MODERN MID TOWNHOUSE PROPERTY
- THREE BEDROOMS
- GARDENS TO FRONT AND REAR WITH VIEWS
- SOLD WITH NO ONWARD CHAIN
- EPC RATING C
- EXTENDED DINING KITCHEN AND SITTING AREA
- MODERN THROUGHOUT
- HIGHLY POPULAR RESIDENTIAL LOCATION
- COUNCIL TAX BAND B
- LEASEHOLD

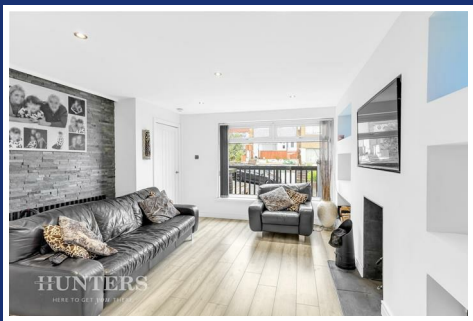
Tel: 01706 390 500

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Situated in a highly sought-after residential location, just a short distance from Littleborough village and its excellent range of amenities, including shops, well-regarded schools, and the mainline train station providing direct access to both Manchester and Leeds, this beautifully presented, extended three-bedroom mid-townhouse offers stylish and spacious accommodation ideal for families, first-time buyers, or those looking to downsize.

Finished to a high standard throughout, the property boasts a contemporary interior with well-proportioned living space. The ground floor comprises a welcoming lounge and an impressive open-plan dining kitchen/reception room, creating a versatile and sociable living area perfect for both everyday family life and entertaining.

To the first floor are three well-proportioned bedrooms and a modern family bathroom.

Externally, the property benefits from a private enclosed rear garden, off-road parking, and delightful open views, providing the perfect setting to relax and unwind.

Offered to the market with no onward chain, this is a rare opportunity to purchase a turnkey home in a highly desirable location. Early viewing is highly recommended.

Hall
The entrance hall provides a bright and welcoming space with door leading to the lounge and stairs to the first floor.

Lounge
13'7" x 13'11" (4.15m x 4.24m)
The lounge is a comfortable and inviting room with ample natural light from a front-facing window. It features a brick effect wall that adds character and warmth, complemented by light wood-effect flooring and a modern media wall with a wood-burning stove. A useful storage cupboard can be located in the lounge.

Kitchen / Dining / Sitting Room
24'1" x 17'1" (7.34m x 5.21m)
This open-plan kitchen, dining, and sitting area is a bright, modern hub of the home, featuring a sleek, grey gloss kitchen with black work surfaces and integrated appliances including a built-in oven, wine cooler, oven, microwave and dishwasher. The kitchen island offers additional seating space beneath contemporary pendant lights. Large windows and glass doors flood the room with natural light and provide views over the rear garden and beyond, creating a seamless connection with the outdoor space.

Landing
8'5" x 8'2" (2.56m x 2.48m)
Offering access to the bedrooms and bathroom.

Bedroom 1
12'9" x 10'1" (3.89m x 3.06m)
This main bedroom is spacious and bright, featuring a wide window that offers impressive views over the surrounding landscape. It includes a built-in wall of light wood wardrobes providing excellent storage.

Bedroom 2
11'7" x 9'1" (3.52m x 2.77m)
A well-proportioned second double bedroom with a front-facing window and space for an array of bedroom furniture.

Bedroom 3
7'2" x 9'0" (2.19m x 2.75m)
This bedroom or office space is ideal for a home study or smaller bedroom. It features a window overlooking the front, with fitted white storage cupboards.

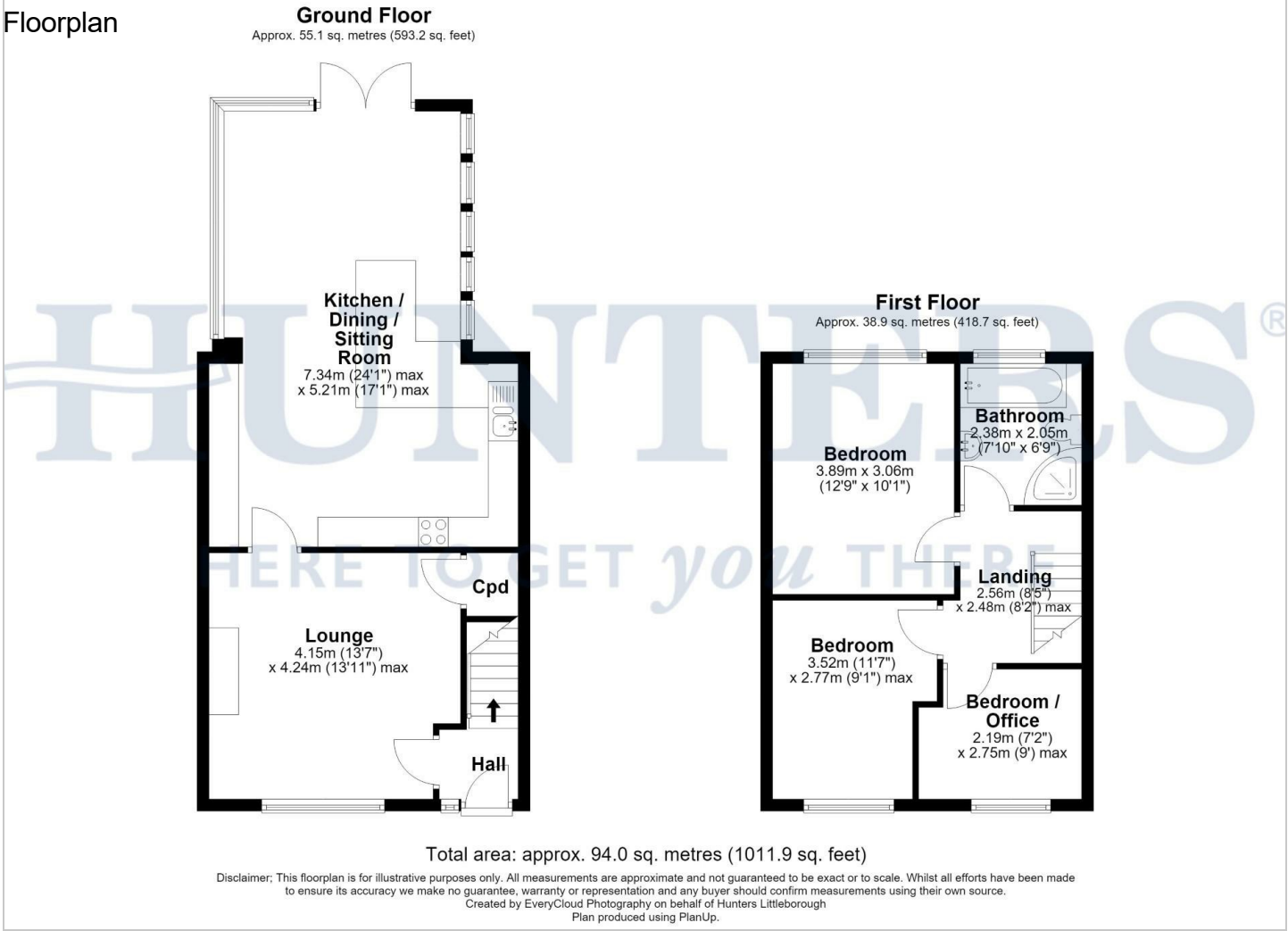
Bathroom
7'10" x 6'9" (2.38m x 2.05m)
The bathroom is fitted with modern fixtures including a white basin with storage beneath, a low level WC, a bath with tiled surrounds, and a separate shower cubicle. The room is brightened by a frosted window and finished with a contemporary tile design that creates a clean and fresh feel.

Rear Garden
The rear garden offers a spacious, paved terrace ideal for outdoor entertaining and relaxing, with a raised decked seating area featuring comfortable outdoor furniture and stunning views of the surrounding countryside. A garden shed provides useful storage, and the area is enclosed for privacy, creating an attractive and practical outside space.

Front Garden and Parking
To the front offers a raised seating area and driveway parking.

Material Information - Littleborough
Tenure Type; LEASEHOLD
Leasehold Years remaining on lease; 940
Leasehold Annual Ground Rent Amount £12.00
Council Tax Banding; ROCHDALE COUNCIL BAND B

Floorplan



Total area: approx. 94.0 sq. metres (1011.9 sq. feet)

Disclaimer; This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.
Created by EveryCloud Photography on behalf of Hunters Littleborough
Plan produced using PlanUp.



















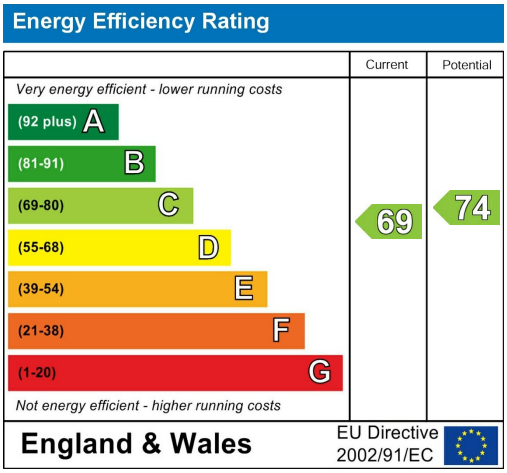


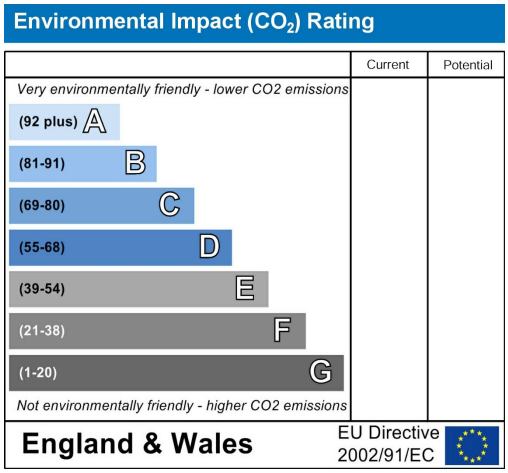






Energy Efficiency Graph





Viewing

Please contact our Hunters Littleborough Office on 01706 390 500 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map







These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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