HUNTERS®

HERE TO GET *you* THERE



Shore Mount

Littleborough, OL15 8EN

£220,000

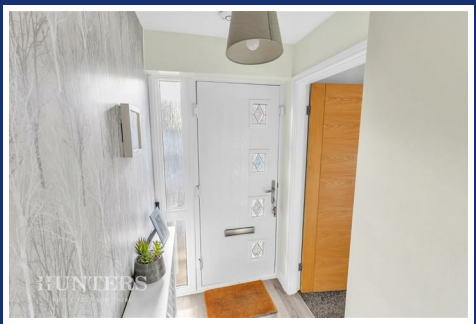
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- WELL PRESENTED MID TOWN HOUSE
- LIGHT AND SPACIOUS LOUNGE
- DRIVEWAY FOR TWO CARS
- SOLD WITH NO ONWARD CHAIN
- COUNCIL TAX BAND B
- GOOD SIZE KITCHEN DINER
- REAR ENCLOSED GARDEN
- SOUGHT AFTER AREA WITHIN LITTLEBOROUGH
- EPC RATING D
- LEASEHOLD

Shore Mount

Littleborough, OL15 8EN

£220,000







Situated in a highly sought-after location with easy access to Littleborough village and the surrounding open countryside, Hunters Estate Agents are delighted to present this beautifully presented three-bedroom mid-townhouse.

Modernised throughout, the property offers a spacious, light-filled lounge and a generous dining kitchen, ideal for both everyday family living and entertaining.

To the first floor are three well-proportioned bedrooms, two of which are generous doubles and a contemporary three-piece family bathroom.

Externally, the property features a private driveway to the front providing off-road parking, while the landscaped rear garden offers an attractive and low-maintenance outdoor space, perfect for relaxing or entertaining.

Early viewing is highly recommended to fully appreciate the quality, space, and superb location of this fantastic family home. SOLD WITH NO ONWARD CHAIN.

Entrance

A welcoming entrance hall with stair access to the first floor and door leading to the lounge.

Lounge

4.16 x 4.28 max

Spacious lounge that is light and bright with feature fireplace giving the room a nice focal point, useful under stairs storage cupboard and double glazed window to the front elevation.

Kitchen Diner

10'5" x 17'0" (3.18 x 5.20)

Fitted with a range of wall and base units, stainless steel sink, electric oven and hob, over the head extractor fan, plumbing for washing machine and space for a tumble dryer and a free standing fridge freezer. Plenty of space for a good size family dining table. A window and door looks out over the rear garden.

Landing

Access to all first floor rooms and the loft space, which is a generous size, has been boarded with a pull down ladder and light.

Bedroom one

12'10" x 10'5" (3.93 x 3.19)

Light and bright double bedroom with built in fitted wardrobes located to the rear of the property which over looks the gardens and the hilltops in the distance.

Bedroom two

11'2" max x 9'3" (3.41 max x 2.82)

Beautifully decorated double bedroom with built in fitted wardrobes and a window to the front aspect.

Bedroom three

7'5" x 7'5" (2.28 x 2.28)

Single bedroom with a useful built in storage cupboard.

Bathroom

8'0" max x 6'3" (2.44 max x 1.91)

White fitted bathroom suite comprising of a fitted bath with over head shower, low level WC, vanity wash basin, fitted storage cupboard housing the boiler and heated chrome towel rail.

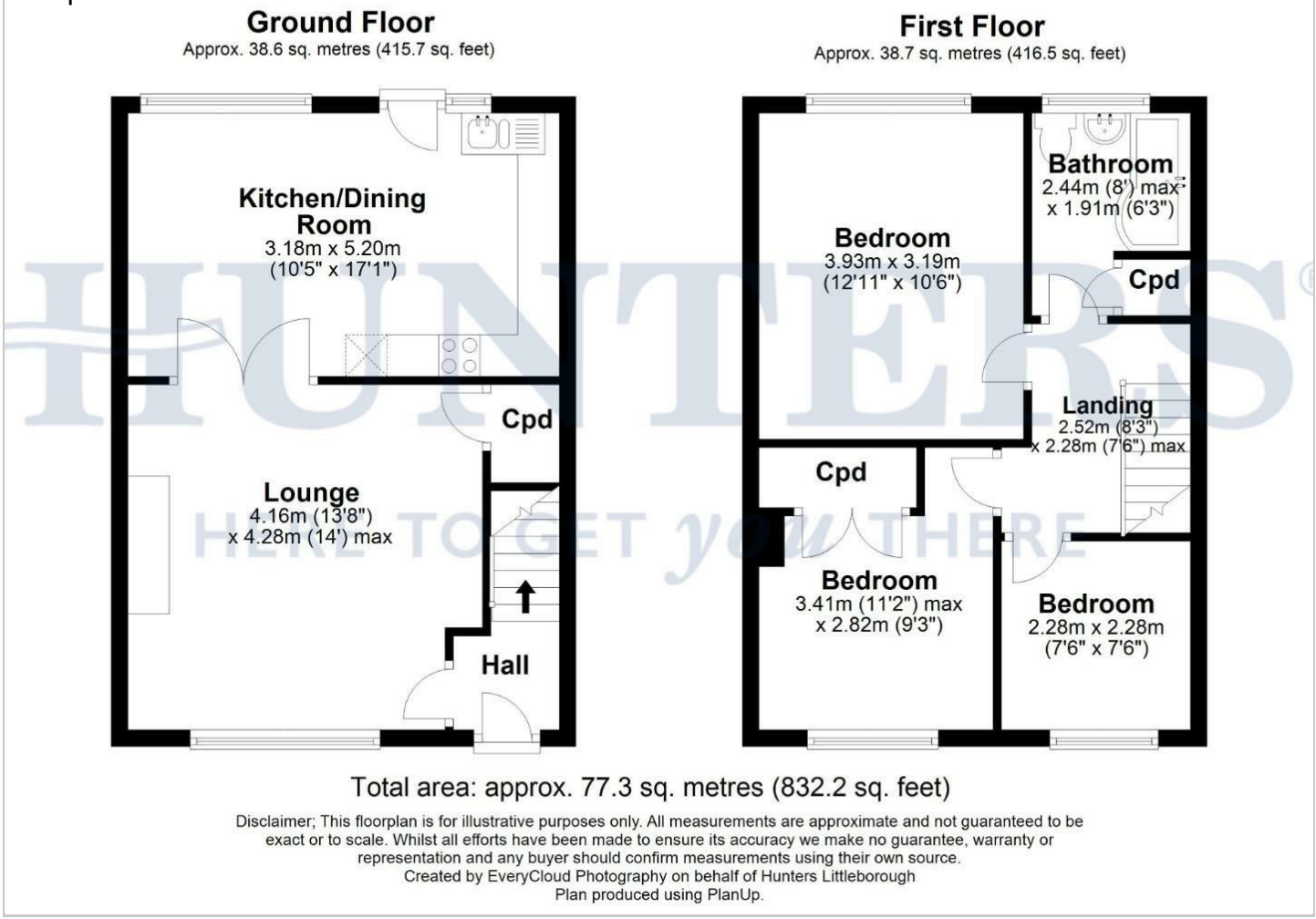
Garden and Parking

To the front, off road parking has been created with a path leading to the front door. The rear garden is a good size with lawn area and a paved patio seating area to enjoy in those warmer months. There is also useful storage shed.

Material Information - Littleborough

Tenure Type; LEASEHOLD
Leasehold Years remaining on lease; 940
Leasehold Ground Rent Amount: £12.00
Council Tax Banding; ROCHDALE COUNCIL BAND B

Floorplan



Total area: approx. 77.3 sq. metres (832.2 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.



















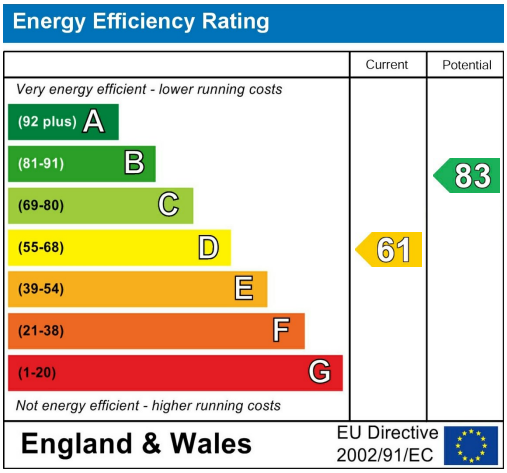


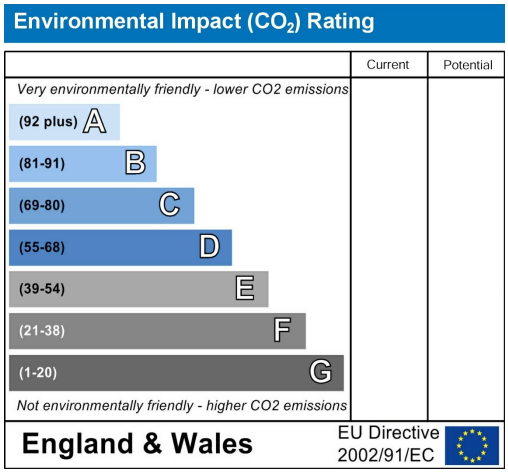






Energy Efficiency Graph





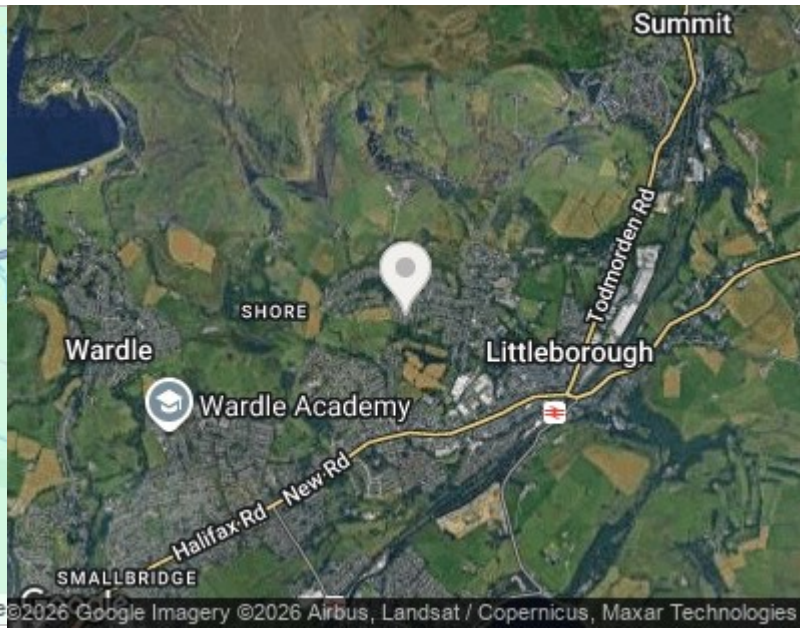
Viewing

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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