

HUNTERS[®]

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Shottwood Fold

Littleborough, OL15 9PQ

Offers In Excess Of £425,000



- EXECUTIVE DETACHED PROPERTY
- THREE RECEPTION ROOMS
- LARGE CORNER PLOT GARDENS
- SHORT DISTANCE FROM LITTLEBOROUGH CENTRE AND OPEN COUNTRYSIDE
- COUNCIL TAX BAND E

- FOUR BEDROOMS, MASTER WITH EN-SUITE
- SOUGHT AFTER CUL-DE-SAC LOCATION
- GARAGE & OFF ROAD PARKING
- EPC RATING D
- LEASEHOLD

Tel: 01706 390 500

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Hunters Estate Agents are delighted to offer this executive, four bedroom detached property situated on a quiet cul-de-sac location, a short distance from Littleborough village and all its local amenities including shops, schools and train station providing direct access to both Manchester and Leeds city centres. With spacious accommodation throughout, making this a perfect family home, this property briefly comprises of a welcoming entrance hall, downstairs WC, lounge, modern kitchen, sitting room and dining room offering the perfect open plan living, ideal for entertaining. To the first floor offers four double bedrooms, master with en-suite and a family bathroom suite. Situated on a corner plot position, this property benefits from large and spacious gardens to three sides with several seating areas and a pergola. A garage and driveway parking can be located to the front of the property. Viewings are highly recommended to appreciate this fantastic family home.

Entrance hall

A welcoming entrance hallway with wooden laminate flooring and under stairs storage cupboard ideal for storage.

Downstairs WC

Fitted with a low level WC and wash hand basin.

Lounge

A spacious lounge situated to the front of the property with bay window.

Kitchen

A modern fitted kitchen kitchen, comprising of a range of wall and base units, sink and integrated appliances including double oven, induction hob, washing machine and dryer. The kitchen offers an open plan feel leading to the sitting room and dining room.

Sitting room

Situated to the front of the property, a perfect second sitting room, dining area or playroom.

Dining room

With an open plan feel leading from the kitchen, offering space for a large dining room table with French doors leading to the rear garden.

Landing

With access to all first floor bedrooms, bathroom and attic access.

Bedroom one

A spacious master bedroom located to the front of the property.

En-suite shower room

A modern shower room, fitted with a low level WC, wash hand basin and shower cubicle.

Bedroom two

A further double bedroom located to the front of the property.

Bedroom three

A double bedroom located to the rear of the property enjoying views of the garden.

Bedroom four

The smallest of the four bedrooms, yet still a double bedroom located to the rear of the property.

Garage & Parking

Situated to the side of the property with up and over door, power and lighting, and rear external door. With driveway parking in front of the garage.

Gardens

Situated on a corner plot, enjoying stunning open gardens to three sides. The gardens comprises of lawned, paved seating areas and wooden pergola. A fantastic family garden.

Bathroom

A spacious family bathroom, comprising of a bath with over head shower, low level WC and wash hand basin.

Material Information - Littleborough

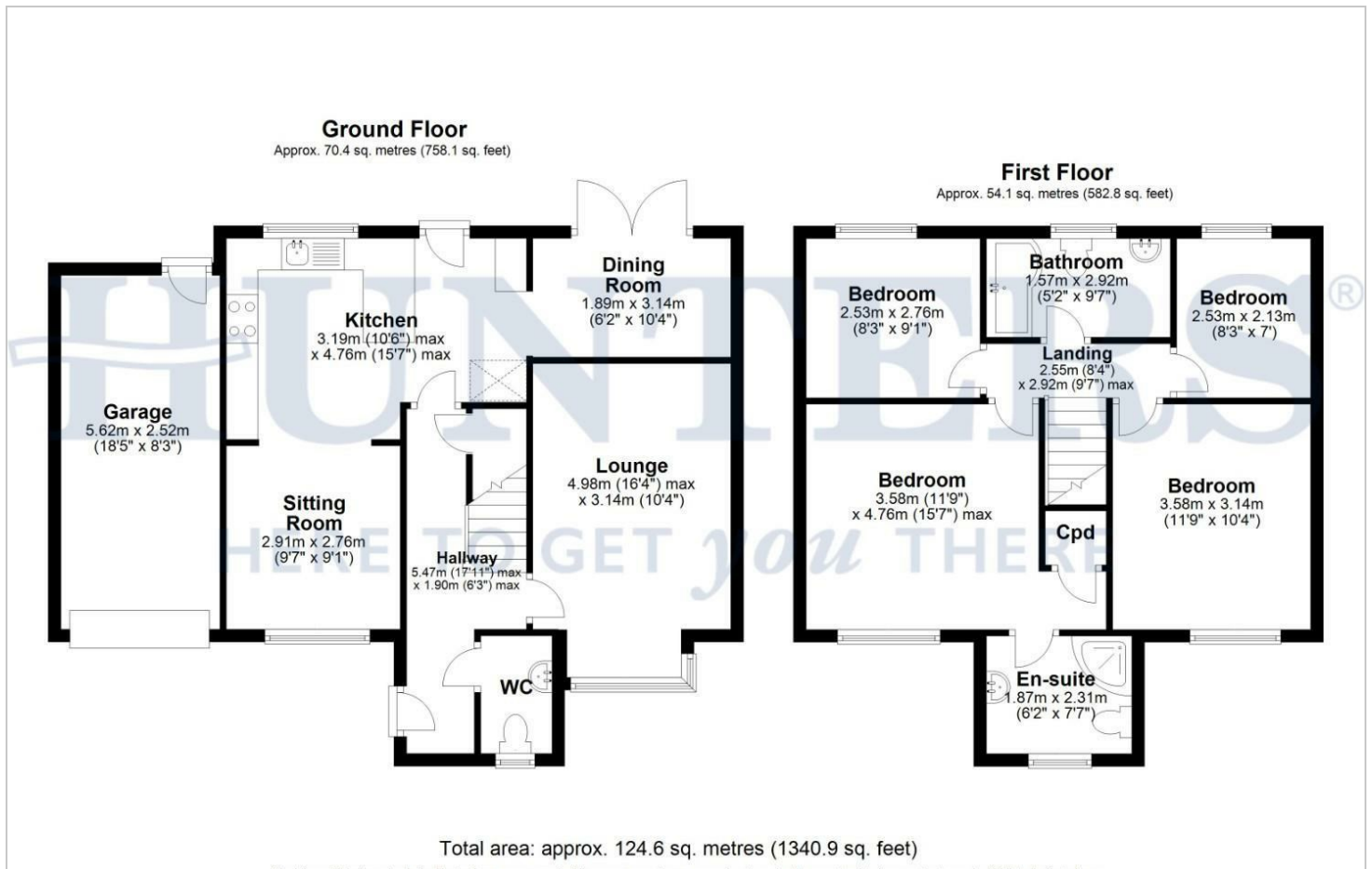
Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 978

Leasehold Ground Rent Amount: £165.00

Council Tax Banding; Rochdale Council Band E

Floorplan

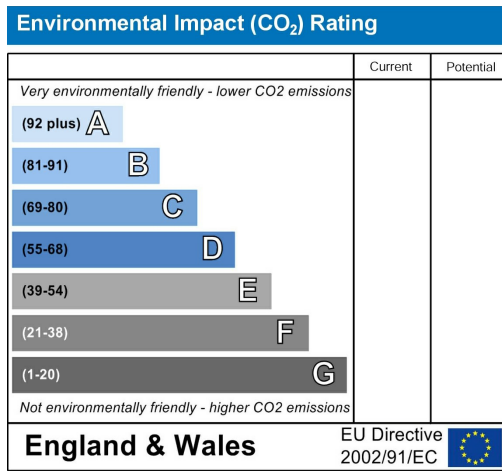
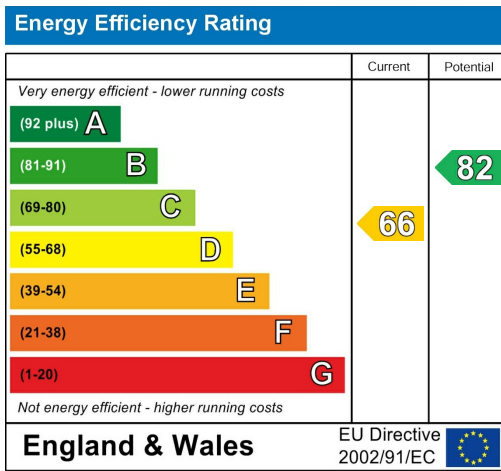






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Energy Efficiency Graph



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



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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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