

HUNTERS®

HERE TO GET *you* THERE

12 Mill Fold Gardens, Littleborough, OL15 8SA

£475,000

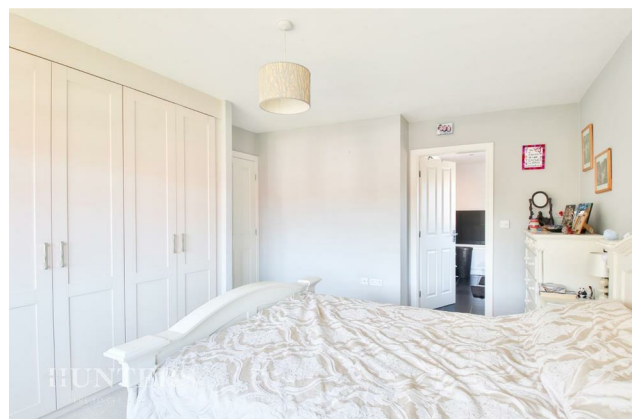
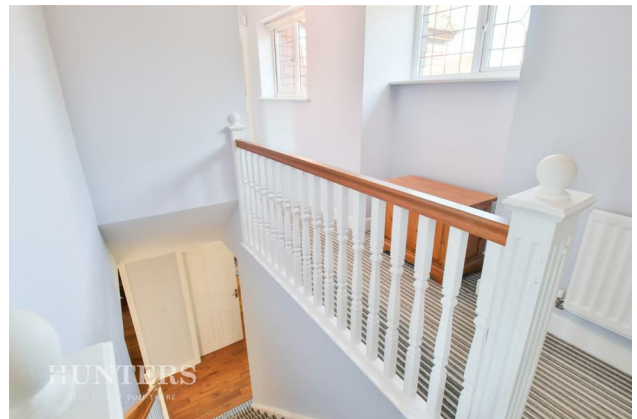
Property Images



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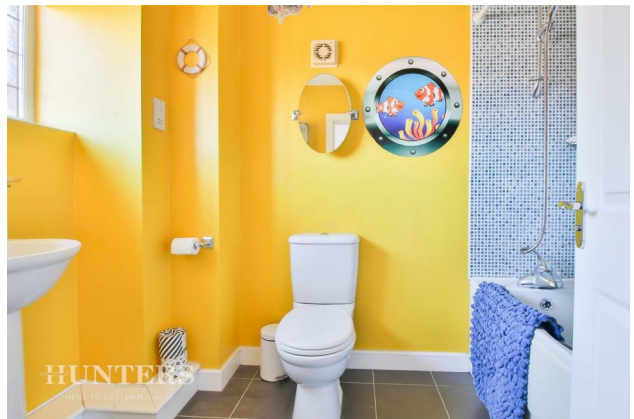
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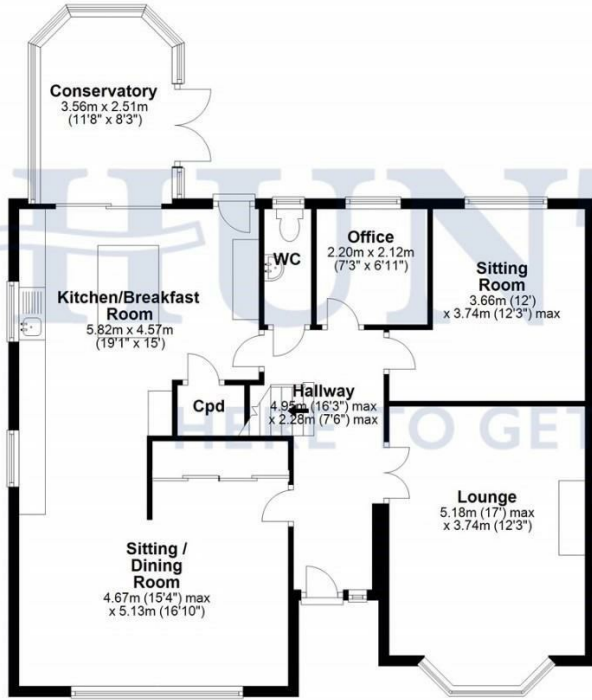
Property Images



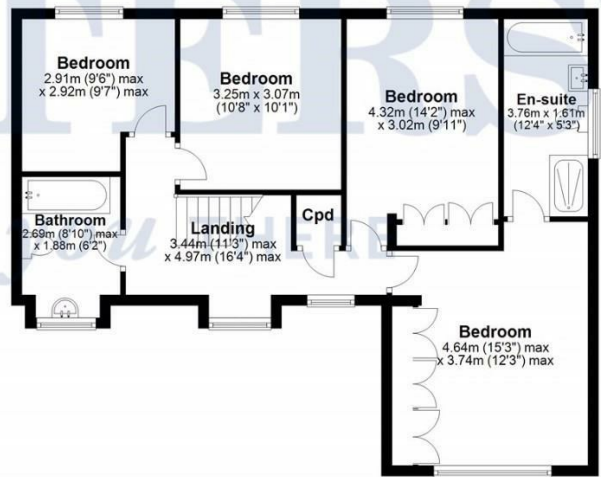
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Ground Floor
Approx. 101.5 sq. metres (1093.0 sq. feet)



First Floor
Approx. 69.9 sq. metres (752.1 sq. feet)



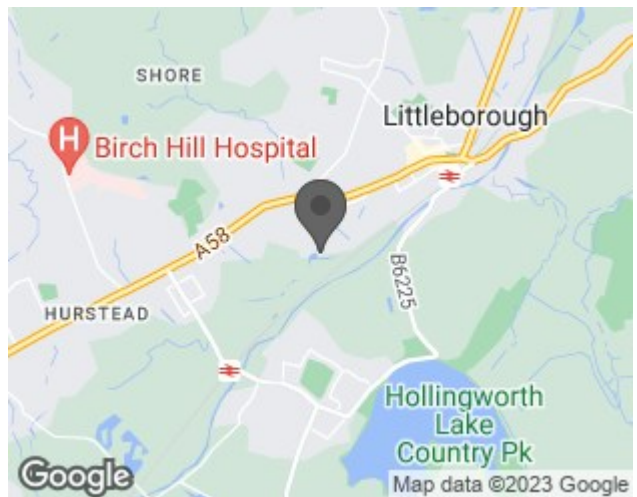
Total area: approx. 171.4 sq. metres (1845.1 sq. feet)

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
Plan produced using PlanUp.

EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	83	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Map



Summary

Hunters Estate Agents are delighted to be able to offer to the open market, this detached executive family home. Situated in a highly desirable location, within walking distance to Littleborough village and all its local amenities, including schools, shops and train station providing direct access to both Manchester and Leeds city centres. Viewings are highly recommended to appreciate this spacious modern home, briefly comprising of a welcoming entrance hall, lounge, seconding sitting room, a large open plan dining kitchen, conservatory, home office and downstairs WC. Leading to the first floor boasts four double bedrooms, master with en-suite and a family bathroom suite. Positioned on a corner plot, offering low maintenance gardens to both front and rear, and driveway parking to the front with electric charging points. Call now to arrange a viewing of this fantastic property on offer.

ENTRANCE HALL

16'2" x 7'5"

A welcoming entrance hall with oak flooring and storage cupboard.

LOUNGE

16'11" x 12'3"

A spacious and bright lounge, with a bay window, gas feature fireplace and oak flooring.

DINING KITCHEN

kitchen (19'1" x 14'11") dining area (15'3" x 16'9"

A real statement to the property, offering an open plan dining kitchen, comprising of a range of wall and base units, breakfast bar, sink, range style cooker with over head extractor fan, and integrated appliances including dishwasher, microwave, washing machine and tumble dryer. Leading to the dining area with recently fitted oak flooring, boasts fantastic built in storage and space for a large dining room table, ideal for a large family.

SECOND SITTING ROOM

12'0" x 12'3"

A second sitting room, currently used as a home library, however would make an ideal play room or fifth bedroom.

HOME OFFICE

7'2" x 6'11"

Fitted with a desk and storage overlooking the rear garden.

CONSERVATORY

11'8" x 8'2"

Accessed via the kitchen, overlooking the garden with patio doors leading to the rear garden.

DOWN STAIRS WC

Partly tiled, comprising of a low level WC and wash hand basin.

LANDING

11'3" x 16'3"

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

MASTER BEDROOM

15'2" x 12'3"

A bright and spacious master bedroom located to the front of the property with built in fitted wardrobes.

EN-SUITE BATHROOM

12'4" x 5'3"

A large four piece bathroom, partly tiled, comprising of a panelled bath, walk in shower, low level WC, wash hand basin and chrome heated towel rail.

BEDROOM TWO

14'2" x 9'10"

A further double bedroom located to the rear of the property with built in fitted wardrobes.

BEDROOM THREE

10'7" x 10'0"

A double bedroom located to the rear of the property.

BEDROOM FOUR

9'6" x 9'6"

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

FAMILY BATHROOM

8'9" x 6'2"

Located to the front of the property, comprising of a panelled bath, low level WC and wash hand basin.

GARDENS

Located on a corner plot, to the front offers a lawned garden with access down the side of the property. To the rear boasts a low maintenance garden with a raised decked patio area, artificial lawn and garden shed. Externally the property benefits from fitted solar panels and CCTV.

PARKING

With driveway parking for two cars and electric car charging point.

Material Information - Littleborough

Tenure Type; FREEHOLD

Council Tax Banding; Band F

EPC Rating: TBC