



HUNTERS

Inglenook, Springfield Lane, Hurstead

OL16 2RS

Offers In Excess Of  
£550,000



6



3



3



D

**HUNTERS**<sup>®</sup>  
EXCLUSIVE

# Inglenook, Springfield Lane, Hurstead

Hunters Estate Agents are delighted to be able to introduce Inglenook to the market. Tucked away at the bottom of this exclusive residential, private road offering views over the neighbouring fields and occupying arguably one of the largest sized plots locally, is this imposing detached family home. From the pictures, as you can see, the garden is an extensive mature plot that offers any growing family a wonderful large space to be able to enjoy, with a well established orchard and two good sized storage sheds and a summerhouse, all enclosed and beautifully maintained and landscaped. Furthermore the size offers great scope to further extend the property or even build another house! (Subject to planning). With a variety of living, dining and bedroom accommodation this is a very versatile property that would suit an array of buyers that can change and adapt to fit their family needs as they grow. Internally the property is set out over three floors and briefly comprises of three reception rooms, a generous sized dining kitchen, six bedrooms, three bathrooms, cloakroom/WCs and a large double garage. Gas centrally heated and double glazed. This property is one not to be missed and a viewing comes highly recommended.



## DESCRIPTION

Hunters Estate Agents are delighted to be able to introduce Inglenook to the market. Tucked away at the bottom of this exclusive residential, private road offering views over the neighbouring fields and occupying arguably one of the largest sized plots locally, is this imposing detached family home. From the pictures, as you can see, the garden is an extensive mature plot that offers any growing family a wonderful large space to be able to enjoy, with a well established orchard and two good sized storage sheds, along with a fabulous Summer house, all enclosed and beautifully maintained and landscaped. Furthermore the size offers great scope to further extend the property or even build another house! (Subject to planning). With a variety of living, dining and bedroom accommodation this is a very versatile property that would suit an array of buyers that can change and adapt to fit their family needs as they grow. Internally the property is set out

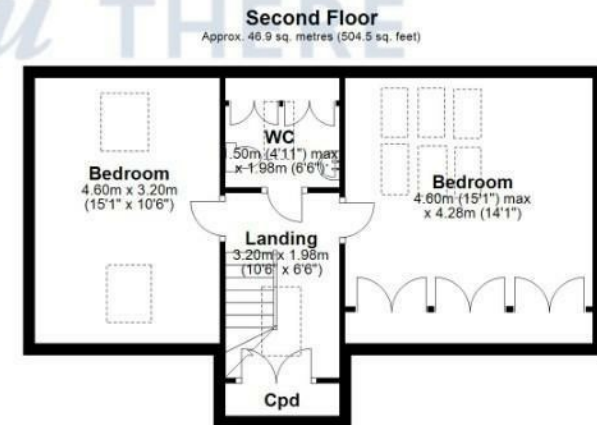
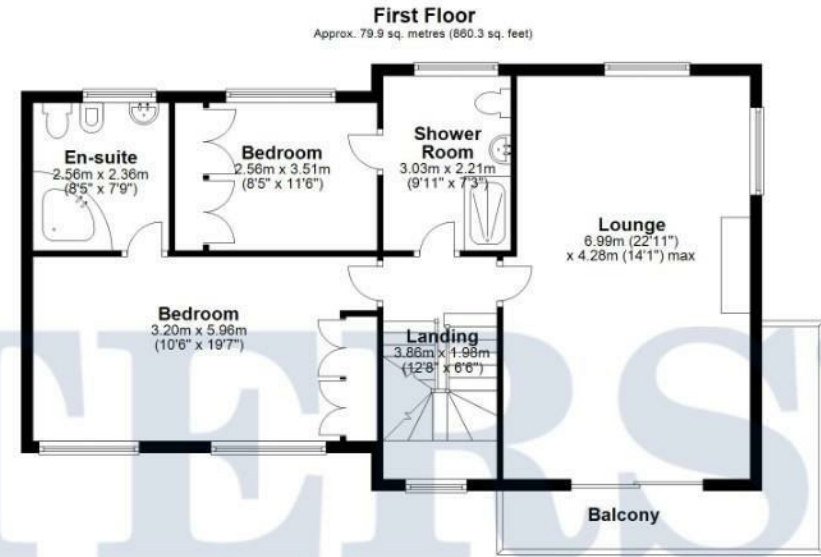
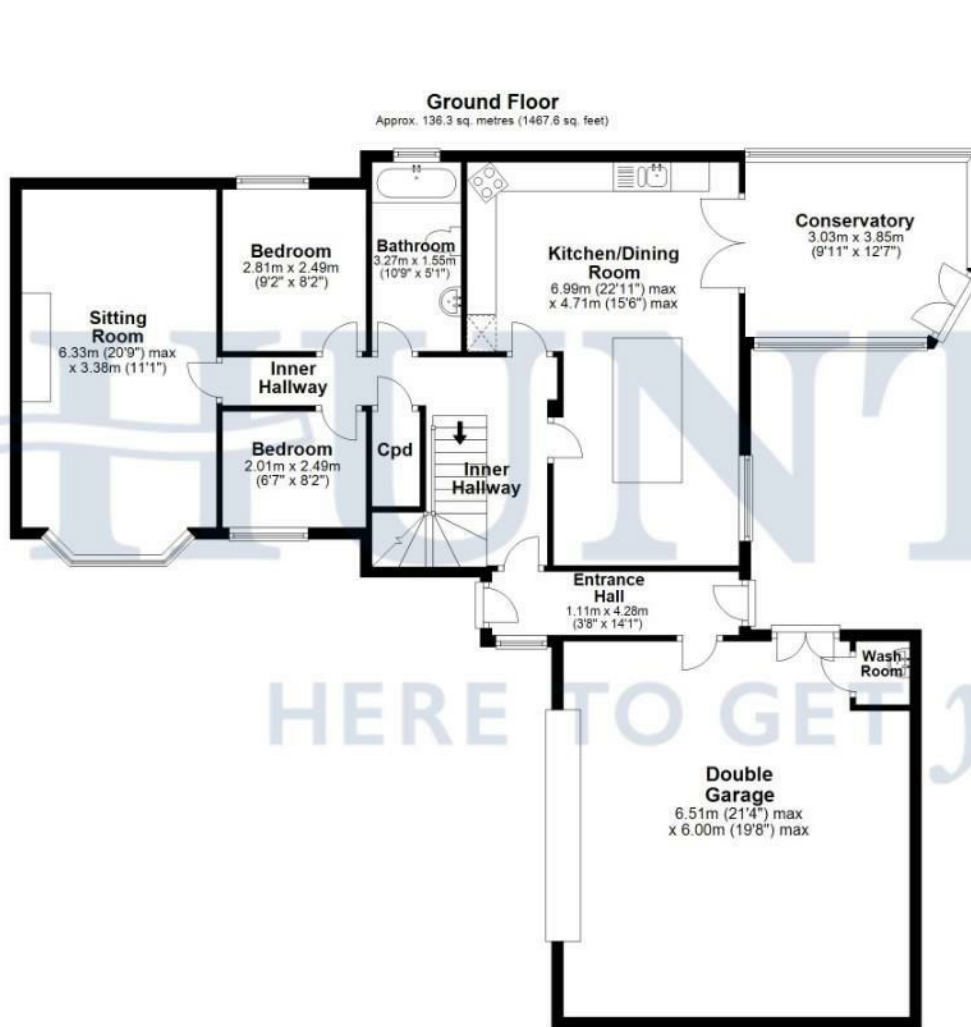
over three floors and briefly comprises of three reception rooms, a generous sized dining kitchen, six bedrooms, three bathrooms, cloakroom/WCs and a large double garage. Gas centrally heated and double glazed. This property is one not to be missed and a viewing comes highly recommended.

The property is located in Hurstead, between Littleborough and Rochdale and offers great commuter links via the nearby train stations which both have direct services to Manchester and Leeds city centres and has good access to the M62 also. The nearby towns and villages boast an array of shops, cafes, supermarkets, country pubs and restaurants, not forgetting a large range of schools locally and fabulous local countryside walks. Nearby attractions include Hollingworth Lake which offers a variety of activities for all the family, including water sports and several walking and biking routes for all

abilities, with an array of restaurants and cafes. Watergrove reservoir is situated high in the Pennines above Wardle village offering walking trails, bird watching, fishing and a link to the Pennine Bridleway. There are also many play parks to be found locally as well.

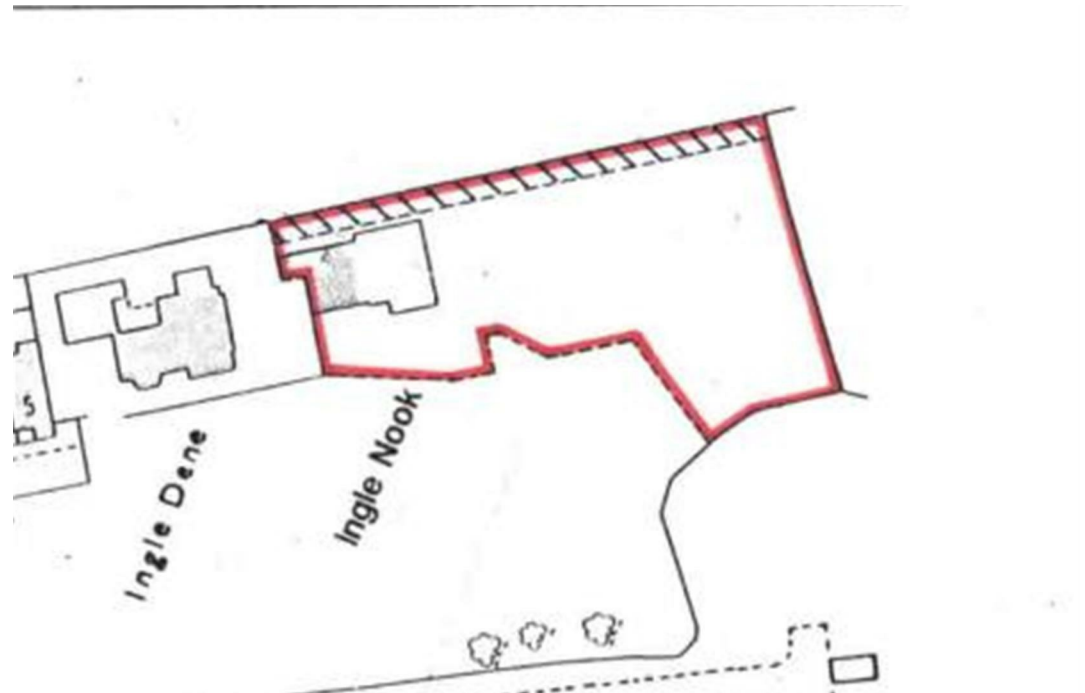
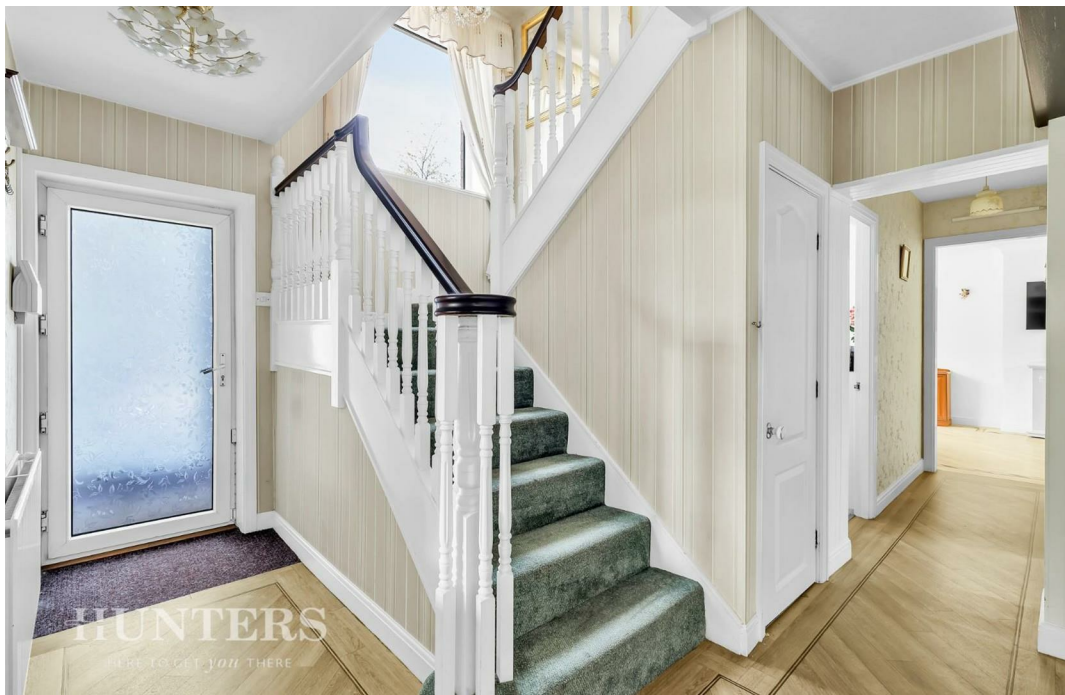
Material Information - Littleborough  
Tenure Type; FREEHOLD  
Council Tax Banding; ROCHDALE  
COUNCIL BAND E.

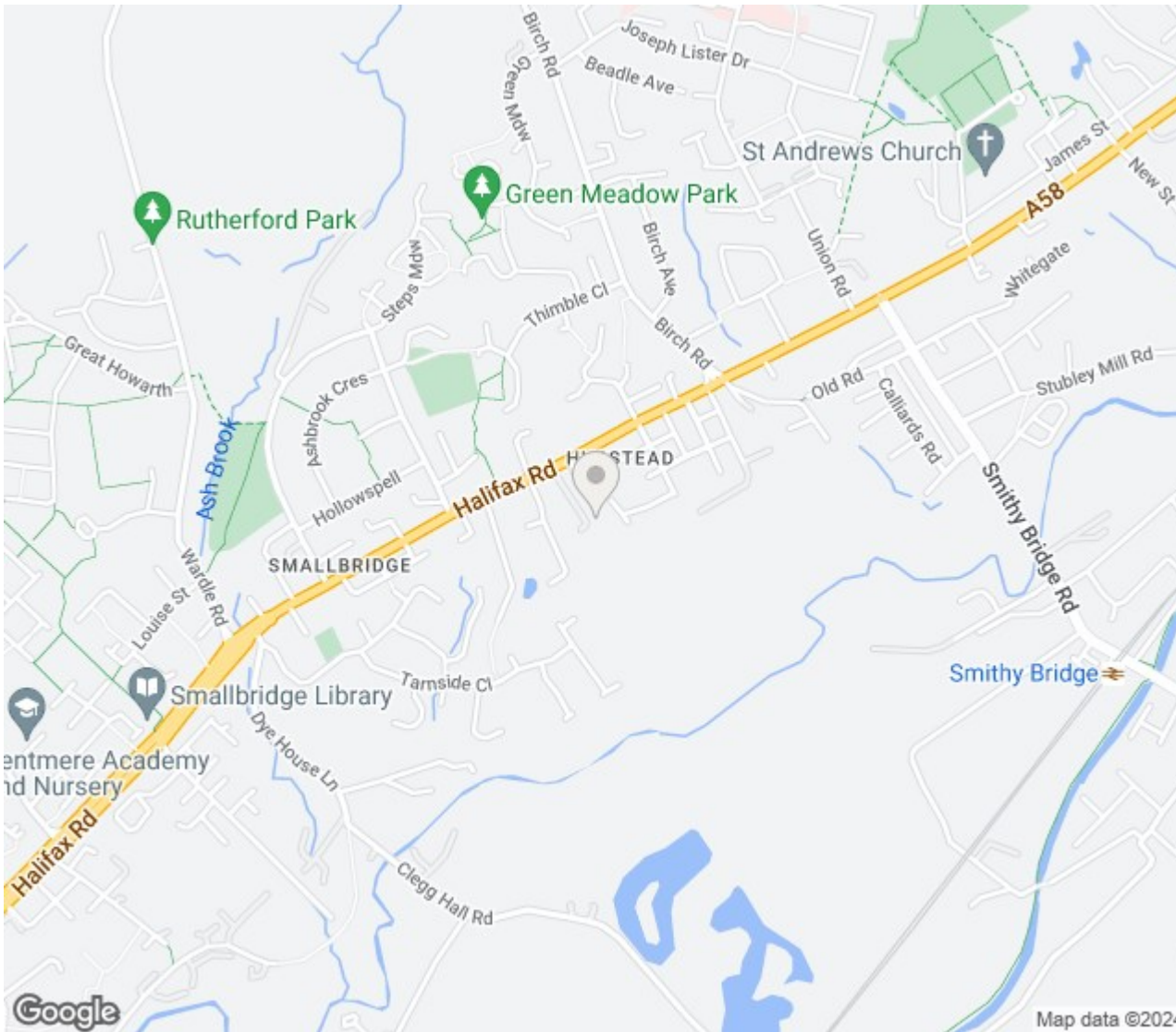




Total area: approx. 263.1 sq. metres (2832.3 sq. feet)

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.





## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		77
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive	

### 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.

**85 Church Street, Littleborough, OL15 8AB | 01706 390 500 | [littleborough@hunters.com](mailto:littleborough@hunters.com)**



