



Bents Farm Close

Littleborough, OL15 8LD

£370,000



- DETACHED FAMILY HOME
- TWO RECEPTION ROOMS
- HIGHLY DESIRABLE CUL-DE-SAC, CLOSE TO LOCAL AMENITIES
- DETACHED SINGLE GARAGE & DRIVEWAY PARKING
- EPC RATING TBC, COUNCIL TAX BAND F
- FOUR BEDROOMS, MASTER WITH EN-SUITE BATHROOM
- UTILITY ROOM & CLOAKROOM
- GARDENS TO FRONT & REAR
- SOLD WITH NO ONWARD CHAIN
- LEASEHOLD

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Hunters Estate Agents are delighted to offer this fantastic family home, situated on a quiet cul-de-sac on the edge of the popular Bents Farm development, only a short distance from Littleborough village and all its local amenities including shops, schools and the main line train station, providing direct access to both Manchester and Leeds city centres. Offering spacious accommodation throughout, this property boasts a welcoming entrance porch and hallway, two reception rooms, breakfast kitchen, utility room and cloakroom to the ground floor. Leading to the first floor offers four double bedrooms, the master with en-suite bathroom and walk-in wardrobes, and the four piece family bathroom suite. Positioned on the head of the cul-de-sac, the property has gardens to both the front and rear, a detached single garage and driveway parking. This property is being sold with NO ONWARD CHAIN, and viewings are highly recommended.

ENTRANCE PORCH

A welcoming entrance porch, ideal for storing shoes and coats.

HALLWAY

A spacious hallway, with stairs leading to the first floor and access to all ground floor rooms.

LOUNGE

A light and bright lounge with an electric feature fireplace, window to the front and a door leading to the rear garden.

KITCHEN

Fitted with a range of wall and base units, stainless steel sink, space for a fridge freezer and integrated appliances including gas hob with over head extractor fan, double oven and microwave. A walk in pantry cupboard and combi boiler can also be located in the kitchen.

DINING ROOM

Situated to the front of the property with a bay window providing ample of natural light.

UTILITY ROOM

Fitted with a stainless steel sink, plumbing for a washing machine and space for a tumble dryer. Access to the rear garden.

CLOAKROOM

Fitted with a low level WC and wash hand basin.

LANDING

With access to all first floor bedrooms and loft access.

BEDROOM ONE

A spacious master bedroom located to the front of the property with a bay window, built in wardrobes and access to the en-suite bathroom.

EN-SUITE BATHROOM

Fitted with a low level WC, wash hand basin and shower cubicle.

BEDROOM TWO

A generous size double bedroom located to the front of the property.

BEDROOM THREE

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

BEDROOM FOUR

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

BATHROOM

A four piece fitted bathroom suite, comprising of a corner bath, shower cubicle, low level WC and wash hand basin.

GARDENS

To the front offers a lawned garden and pathway leading to the front and side of the property. To the rear offers a private enclosed garden with a paved seating areas and lawned grass.

GARAGE & PARKING

A single detached garage can be located to the side of the property with an up and over door. Driveway parking can be located in front of the garage.

Material Information - Littleborough

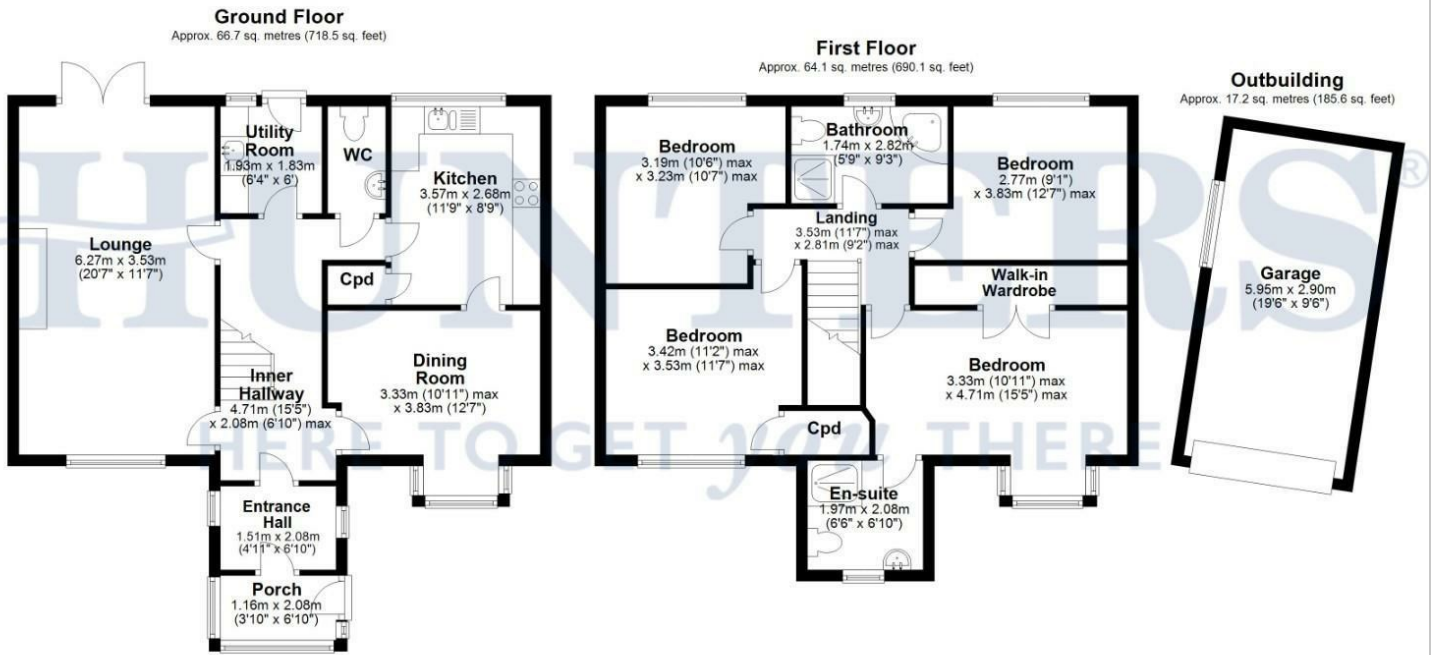
Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 973

Leasehold Ground Rent Amount: £150.00

Council Tax Banding; Rochdale Council Band F

Floorplan



Total area: approx. 148.1 sq. metres (1594.2 sq. feet)

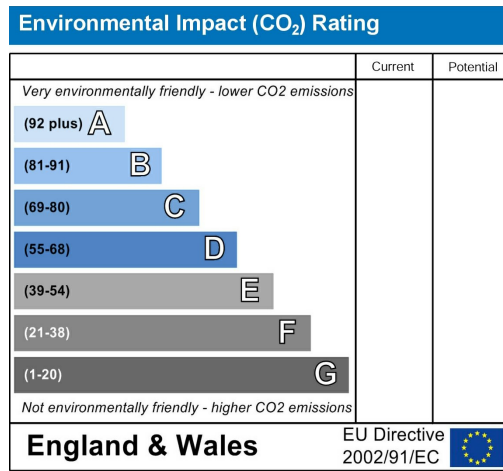
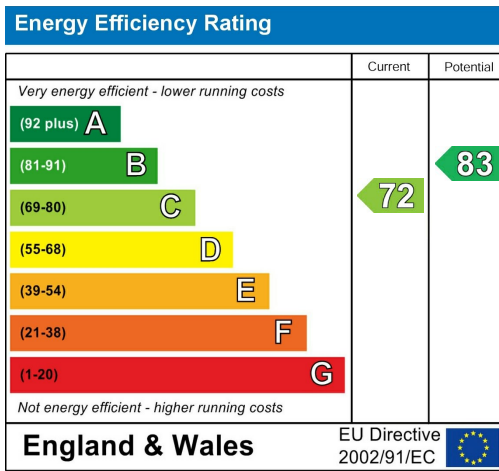
Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own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



HUNTERS[®]

HERE TO GET *you* THERE

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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