



Starring Way, , Littleborough, OL15 8RE

- LINK DETACHED TRUE BUNGALOW
- RENOVATED THROUGHOUT
- LOVELY GARDENS TO FRONT AND REAR
- HIGHLY SOUGHT AFTER AREA
- COUNCIL TAX BAND D
- SPACIOUS ACCOMMODATION
- RECENTLY FITTED NEW ROOF AND BOILER
- GARAGE NEWLY LAID DRIVEWAY
- EPC RATING TBC
- FREEHOLD

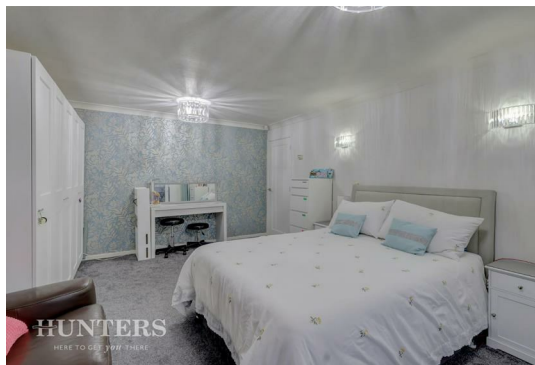
Offers In Excess Of £285,000



Starring Way, , Littleborough, OL15 8RE - Offers In Excess Of £285,000

DESCRIPTION

MODERN AND BEAUTIFULLY PRESENTED TRUE STYLE BUNGALOW. Hunters Estate Agents are delighted to be able to offer to the market this spacious two bedroom (former three bed) link detached bungalow, which is located in one of the most sought after areas within Littleborough. Maintained to a very high standard and having under gone a full renovation over the last couple of years, now providing a wonderful home for buyers to be able to move into and enjoy. This truly is a bungalow not to be missed. The entrance hall is welcoming and spacious with a large light and airy lounge which over looks the rear garden. A modern quality fitted kitchen, two spacious double bedrooms and a modern shower room. All rooms have been tastefully decorated with the boiler only being 2 years old, fully alarmed and CCTV, and the roof was also replaced 18 months ago along with a new drive installed. The gardens have been wonderfully landscaped to both front and rear with the driveway leading to the garage. Call now to arrange a viewing to fully appreciate what this property has to offer.



ENTRANCE HALL

8'7" max x 11'4" max

An inviting and welcoming hallway which is accessed via the main door to the side of the property. There are two storage cupboards where the house combi boiler can be located.

LOUNGE

14'1" x 16'7"

Light and bright room located to the rear of the property with French double doors leading to the garden.

KITCHEN

8'8" x 12'11"

A range of quality base and wall units with two built in electric ovens and gas hob. Integrated washing machine, fridge freezer and bin store. A window looks out to the front aspect.

BEDROOM 1

17'8" x 12'5"

Spacious double bedroom that is tastefully decorated, a window looks out to the front garden.

BEDROOM 2

14'1" max x 8'10"

Second good size double bedroom which over looks the rear garden.

SHOWER ROOM

5'6" x 5'10"

Modern three piece suite briefly comprising of a low level WC, wash hand basin and walk in shower. Tiled walls and a heated towel rail, with a window to the side aspect.

GARAGE GARDENS AND DRIVEWAY

18'4" x 8'7" garage

The driveway provides off road parking leading to the single garage, which has an up and over door and full power and electric. The gardens have been wonderfully landscaped to both front and rear with an array of well established plants, shrubs and flowers.

Material Information - Littleborough

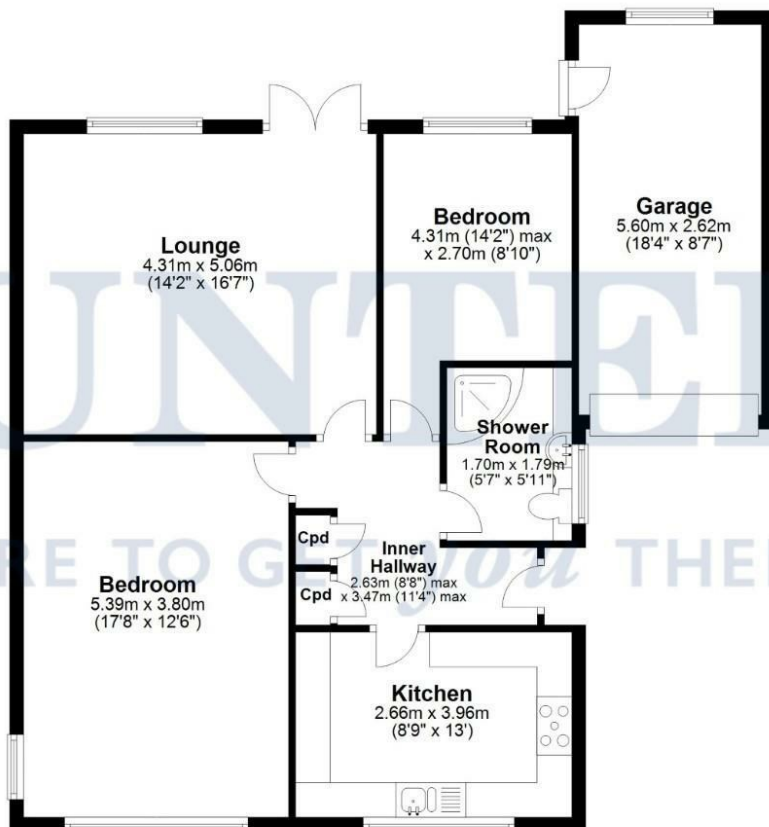
Tenure Type; FREEHOLD

Council Tax Banding; Rochdale Council Band D



Ground Floor

Approx. 91.8 sq. metres (988.4 sq. feet)



Total area: approx. 91.8 sq. metres (988.4 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.

Viewings

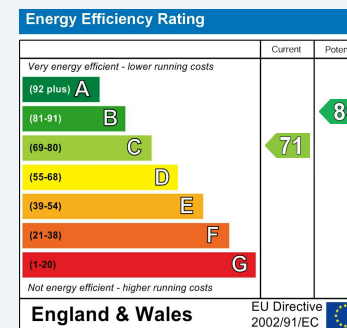
Please contact littleborough@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

