

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Spring Thyme Fold

Littleborough, OL15 8DJ

£399,950



- FIVE BEDROOM DETACHED FAMILY HOME
- OPEN PLAN DINING KITCHEN
- CLOSE TO LOCAL AMENITIES INCLUDING PRIMARY SCHOOL
- DETACHED DOUBLE GARAGE AND PARKING
- COUNCIL TAX BAND F
- ORIGINAL SHOW HOME
- THREE BATHROOMS AND DOWNSTAIRS WC
- ENCLOSED GARDEN WITH PAVED PATIO AREA
- EPC RATING C
- LEASEHOLD

Tel: 01706 390 500

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Situated on this sought after development within Littleborough, offers this generous, double bay fronted FIVE bedroom detached family home. The former show home of the development, set over three levels, the property boasts spacious living accommodation for any growing family, briefly comprising of a welcoming entrance hall, lounge, open plan modern dining kitchen with utility area, downstairs WC/ cloakroom, five double bedrooms including master with en-suite bathroom and two further family bathrooms. Situated at the entrance to the development on a distinct plot, with plenty of parking for several cars along with a detached double garage and private enclosed gardens with a paved seating rear. The popular location of Littleborough village is within easy reach of numerous amenities, including walking distance to local schools, shops and the main line train station, providing direct access to both Manchester and Leeds city centres. Viewings are highly recommended.

## HALLWAY

5'0" max x 6'5" max (1.53 max x 1.96 max)

Welcomed by composite door and a staircase leading upwards to the first floor and doors to the downstairs accommodation.

## LOUNGE

23'3" max x 10'9" (7.09 max x 3.29)

A superb space which extends the entire length of the property, a gas fireplace and traditional mantle create a lovely focal point to the room. A matching bay window sits to a front aspect, with light flowing through and outward due to its French doors that provide easy access into the rear garden. There is a television point, with two wall-mounted radiators alongside.

## DINING KITCHEN

23'3" max x 16'9" max (7.09 max x 5.12 max)

A modern open plan dining kitchen, comprising of a range of wall and base units, sink, two low level ovens, electric hob with over head extractor fan and space for an American fridge freezer. The kitchen also boasts a useful walk in storage pantry and utility area where the washing machine and tumble dryer can be found. A fantastic family kitchen with a raised breakfast area and space for a large dining room table with bay window to the front.

## DOWNSTAIRS WC

Comprising of a low-flush W.C, pedestal wash basin with partial contemporary tiling, wall mounted radiator and extractor fan. The consumer unit for the property can also be found on a wall-mounted position.

## LANDING

L-shaped landing, with a wall mounted radiator and further staircase leading onto its second floor. There is a glazed window to front aspects.

## BEDROOM ONE

17'7" max x 10'9" (5.37 max x 3.28)

A spacious double bedroom, with built in wardrobes and plenty of space for additional furniture. There is a glazed window to front aspect, and a door which provides access into the en-suite.

## EN-SUITE BATHROOM

5'7" max x 9'5" max (1.71 max x 2.88 max)

The master en-suite comprises of a low-flush W.C, pedestal sink, and large shower cubical with full tiles surrounding. There is a wall mounted radiator and privacy glaze window to rear aspect.

## BEDROOM FOUR

10'11" x 10'7" (3.33 x 3.23)

A double bedroom, with glazed window to a front aspect. There is a wall mounted radiator, and central light.

## BEDROOM FIVE

10'4" x 10'7" (3.16 x 3.23)

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

## BATHROOM

5'7" x 6'9" (1.71 x 2.07)

The main bathroom is the property is situated on the first floor, providing direct access from the neighbouring master and two bedrooms. It is partially tiled, with privacy window to a rear aspect. The space itself comprises of a low-flush W.C and pedestal sink, with a shower/bath combination. It also benefits from a wall-mounted chrome heated towel rail.

## LANDING

With access to all second floor bedrooms and bathroom.

## BEDROOM TWO

17'5" max x 10'8" max (5.31 max x 3.27 max)

Another good size double bedroom, with a glazed window to a front aspect. With a built in cupboard which houses the water tank.

## BEDROOM THREE

17'5" max x 10'6" (5.31 max x 3.22)

A further double bedroom with a double glazed window to the front

## BATHROOM

6'4" x 5'10" (1.95 x 1.80)

With a low level WC, wash hand basin and walk in shower.

## GARDENS

Boasting gardens to all four sides, including a paved seating area and several planting beds.

## GARAGE & PARKING

Boasting a detached double garage, previously used as the sales office with full power and lighting. Parking for several cars can be found to the driveway to the front.

## Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease: 231

Annual Management Amount £203.65

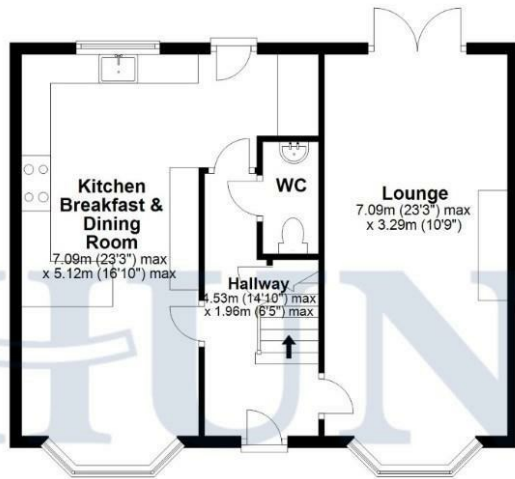
Leasehold Ground Rent Amount £150.00

Council Tax Banding: F

# Floorplan

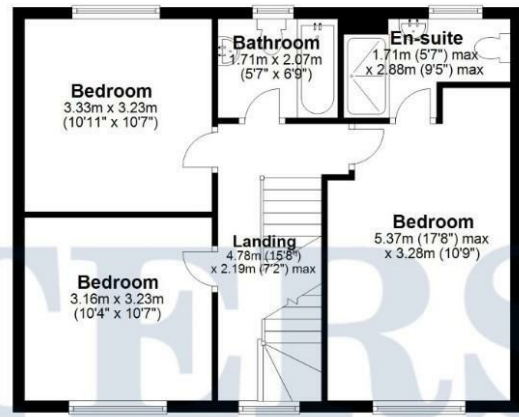
## Ground Floor

Approx. 55.8 sq. metres (600.3 sq. feet)



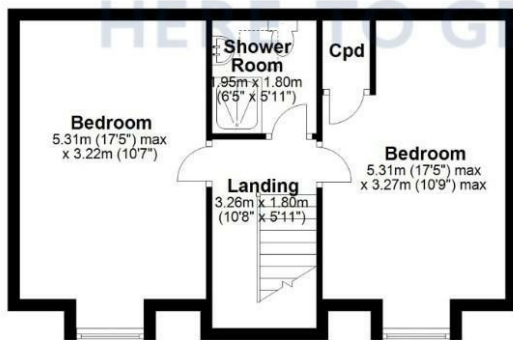
## First Floor

Approx. 54.7 sq. metres (589.0 sq. feet)



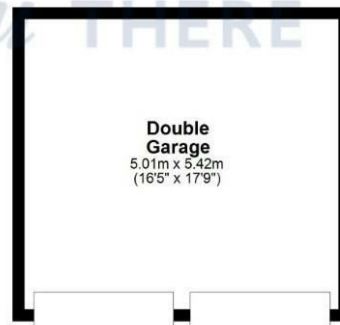
## Second Floor

Approx. 42.3 sq. metres (455.0 sq. feet)



## Outbuilding

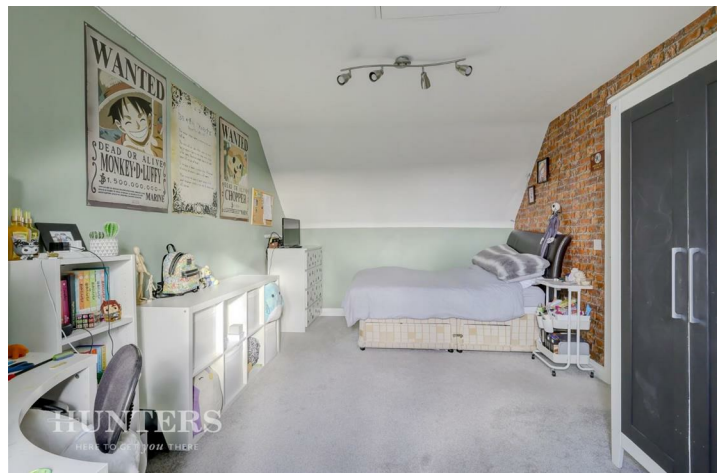
Approx. 27.2 sq. metres (292.2 sq. feet)



Total area: approx. 179.9 sq. metres (1936.6 sq. feet)

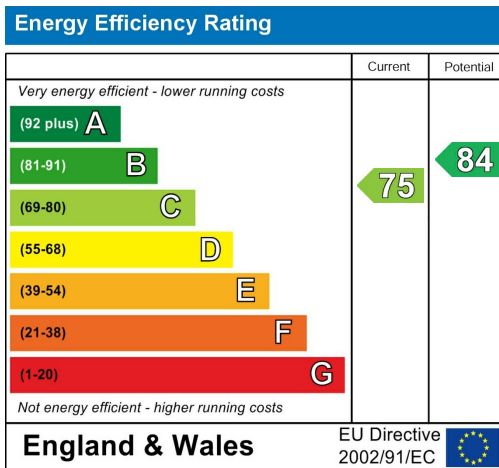
Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own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





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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