

HUNTERS®

HERE TO GET *you* THERE



Trefoil Way

Bents Farm, Littleborough, OL15 8RR

£389,950



- FANTASTIC POSITION ON BENTS FARM DEVELOPMENT
- WONDERFUL OPEN ASPECT VIEWS
- BEAUTIFULLY PRESENTED THROUGHOUT
- VIEWING HIGHLY RECOMMENDED
- LEASEHOLD

- FOUR BEDROOM DETACHED FAMILY HOME
- AMPLE OFF ROAD PARKING
- CONVENIENT FOR LOCAL AMENITIES
- COUNCIL TAX BAND D
- EPC TBC

Tel: 01706 390 500

Trefoil Way

Bents Farm, Littleborough, OL15 8RR

£389,950



Occupying arguably one of the prime locations on the ever popular Bents Farm development, is this beautifully presented detached family home. Set within this quiet cul-de-sac and boasting enviable views over the open countryside to the rear. Hunters Estate Agents are delighted to be able to offer this property to the market. Briefly comprising of a welcoming entrance hall, lounge through diner, modern breakfast kitchen which has been extended from its original size and a downstairs WC. To the first floor there are four bedrooms, en-suite to master along with a family bathroom. All tastefully decorated and well maintained inside and out, with the gardens also being beautifully landscaped and well established. The driveway to the front provides off road parking for several cars leading to a garage which is half the original size and used for storage. All surrounded by stunning countryside and the views are simply wonderful therefore, ideally located for those who like to get out and enjoy their surroundings. Also situated close to Littleborough village centre, which provides all local amenities, and Littleborough train station, which has regular trains into Manchester and Leeds for commuting, shopping and socialising. In summary, a superbly presented property in an aspirational location that requires an internal inspection to be fully appreciated.

ENTRANCE HALL

15'0" x 6'2" (4.59 x 1.89)

Welcoming hallway with Karndean flooring and useful storage cupboard under the oak staircase.

DOWNSTAIRS WC

Useful to have in any family home with a two piece suite comprising of low level WC and wash hand basin. Window to the front aspect.

LOUNGE DINER

Light and airy room flooded with plenty of natural light from both the front and rear aspects. A feature fire place with surround and hearth housing a gas fire, creating a lovely focal point. Tastefully decorated and a generous space.

BREAKFAST KITCHEN

16'8" x 15'1" (5.10 x 4.62)

Fabulous modern kitchen which is a good size and boasts a range of quality base and wall units with a range of integrated appliances which include dishwasher, double oven, microwave, fridge freezer, wine cooler and has a five-ring gas hob with an extractor hood over. The sink is set at the window and has an instant hot tap. Dining for four at the breakfast bar. Complementary tiling, tiled floor with underfloor heating, spotlighting and windows to both the side and rear aspect. Door into the garage which is now just used for storage and the utility area.

LANDING

8'3" x 6'2" (2.53 x 1.89)

Built in storage cupboard, access to insulated loft space.

MASTER BEDROOM

12'9" x 10'3" (3.91 x 3.14)

Very attractive and spacious main bedroom with a range of quality fitted wardrobes and draw units. With a window to the front aspect.

EN-SUITE SHOWER ROOM

7'6" x 4'1" (2.30 x 1.26)

White three piece suite with a shower cubicle, low suite wc, wash hand basin, fully tiled walls, tiled floor, towel radiator.

BEDROOM 2

21'7" x 8'9" (6.59 x 2.68)

Good sized double which is the full length of the house. With dual aspect windows to both front and rear with fitted wardrobes and drawers.

BEDROOM 3

10'3" x 8'11" (3.14 x 2.72)

The third bedroom has an enviable view to the rear aspect, with quality fitted furniture.

BEDROOM 4

10'0" x 6'2" (3.05 x 1.89)

Single bedroom which would make a good home office or a child's bedroom.

FAMILY BATHROOM

6'2" x 5'10" (1.89 x 1.78)

Three piece modern suite comprising panelled enclosed bath with shower over and glass screen, wash hand basin with storage, low suite WC, fully tiled walls, tiled floor, towel radiator, spotlighting and a window to the rear aspect.

GARAGE/STORAGE/UTILITY & PARKING

The property is set back off the road side providing ample off road parking for several cars, leading to the integral single garage which is now just used for storage and the utility area (part converted to make the kitchen larger).

GARDENS

With a lawn to the front and access to the rear. The rear garden is a delight as it over-looks the neighbouring fields behind. There is a paved patio seating area and a well manicured lawn. A path leads down to the garden shed and there are well established plants and trees within the borders.

Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 959

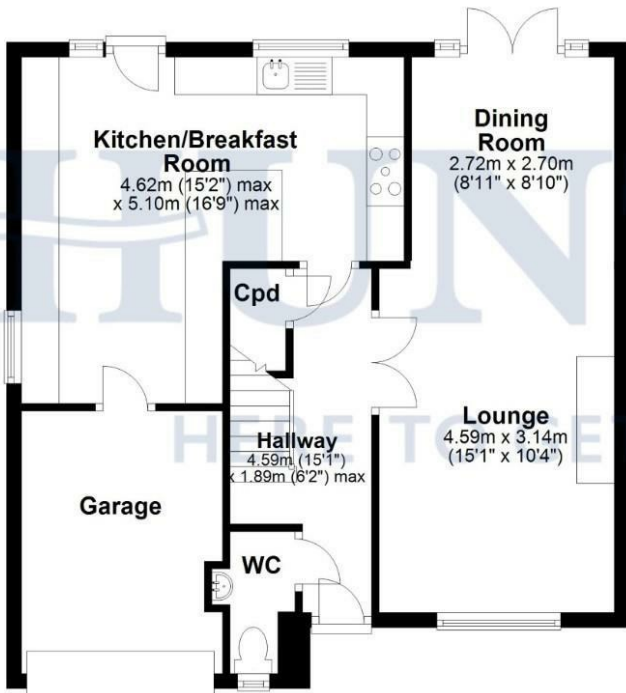
Leasehold Annual Ground Rent Amount £40.00

Council Tax Banding; ROCHDALE COUNCIL BAND D.

Floorplan

Ground Floor

Approx. 61.5 sq. metres (662.4 sq. feet)



First Floor

Approx. 57.1 sq. metres (614.5 sq. feet)

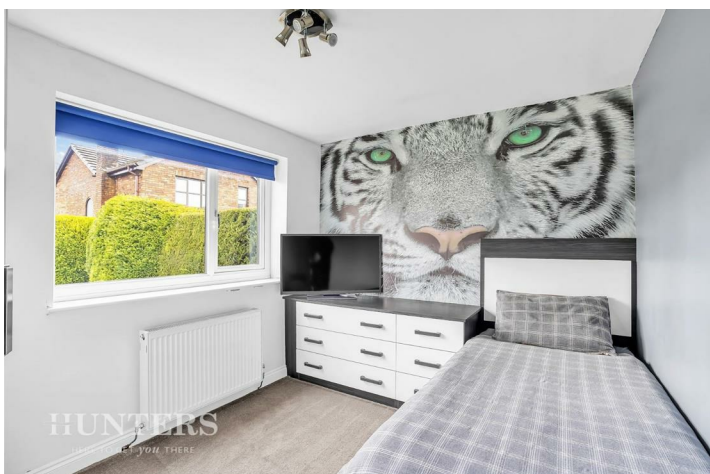


Total area: approx. 118.6 sq. metres (1276.8 sq. feet)

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 Littleborough
Plan produced using PlanUp.

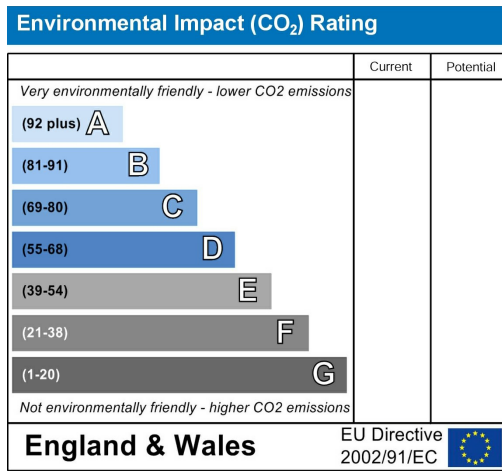
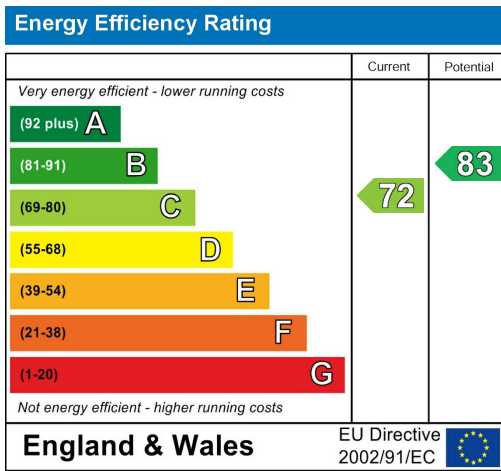






HUNTERS
HERE TO GET YOU THERE

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.

85 Church Street, Littleborough, OL15 8AB
Tel: 01706 390 500 Email: littleborough@hunters.com
<https://www.hunters.com>

