

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Shopwood Way

Littleborough, OL15 9AN

£285,000



- MODERN SEMI DETACHED PROPERTY
- TWO BATHROOMS PLUS CLOAKROOM
- GARDENS TO FRONT AND REAR
- COUNCIL TAX BAND C
- LEASEHOLD

- FOUR BEDROOMS
- HIGHLY DESIRABLE LOCATION CLOSE TO OPEN COUNTRYSIDE
- DRIVEWAY PARKING
- EPC RATING B

Tel: 01706 390 500

# Shopwood Way

Littleborough, OL15 9AN

£285,000



Situated on this highly sought after development, a short distance from open countryside and Littleborough village with all its local amenities including shops, schools and train station providing direct access to both Manchester and Leeds city centres, offers this four bedroom, semi-detached property. Beautifully presented and well maintained through out, this property spacious property comprises of a welcoming entrance hallway, downstairs cloakroom, modern kitchen and generous size lounge/ diner with French doors leading to the rear garden. To the first floor boasts, four bedrooms, master with en-suite and a family fitted bathroom suite. Externally, this property offers gardens to both front and rear with a paved seating area, and driveway parking to the side of the property. Viewings are highly recommended to appreciate this fantastic family home.

### Entrance hall

12'10" x 7'1" max (3.93 x 2.16 max)

A welcoming entrance hall with a useful storage cupboard providing a useful space to hang coats and store shoes, and stairs leading to the first floor.

### Downstairs WC

Fitted with a low level WC and wash hand basin.

### Kitchen

13'10" max x 8'1" (4.22 max x 2.48)

A modern fitted kitchen comprising of a range of wall and base units, stainless steel sink, gas hob with over head extractor fan, electric oven, space for a freestanding fridge freezer and plumbing for a washing machine. The house boiler can be located in the kitchen and window to the front elevation.

### Lounge/ diner

18'6" x 15'6" max (5.64 x 4.73 max)

A fantastic living space, enjoying views of the rear garden, electric feature fireplace and useful under stairs storage cupboard. The lounge offer plenty of space for living room furniture and a large dining room table. French patio doors lead to the rear garden.

### Landing

With access to all first floor rooms, built in storage cupboard and loft access which has a ladder, light and partly boarded for storage.

### Bedroom one

12'7" x 8'6" (3.85 x 2.60)

A double bedroom located to the rear of the property with built in wardrobes and furniture, and access to the en-suite bathroom.

### En-suite bathroom

2'7" x 8'6" (0.79 x 2.60)

A modern fitted bathroom suite comprising of a large walk in shower, low level WC and wash hand basin.

### Bedroom two

10'7" x 8'6" (3.23 x 2.60)

A further double bedroom located to the front of the property enjoying open views.

### Bedroom three

10'5" max x 6'8" (3.18 max x 2.04)

A single bedroom located to the front of the property with a built in wardrobe and enjoying open views.

### Bedroom four

10'2" max x 6'8" (3.11 max x 2.04 )

A further single bedroom located to the rear of the property with built a built in wardrobe.

### Family bathroom

5'10" max x 8'6" (1.79 max x 2.60 )

A modern fitted bathroom suite comprising of a low level WC, wash hand basin and panelled bath.

### Gardens

To the front offers a small garden with a planted boarder, leading to the rear offers a spacious lawned garden with a paved patio area, ideal for those wanting to sit out. To the rear garden also offers a large wooden shed with full power and lighting which would make a great workshop or additional storage.

### Parking

Driveway parking can be located to the side of the property for up to two cars.

### Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 146

Leasehold Annual Service Charge Amount £150.00

Leasehold Ground Rent Amount: £250.00

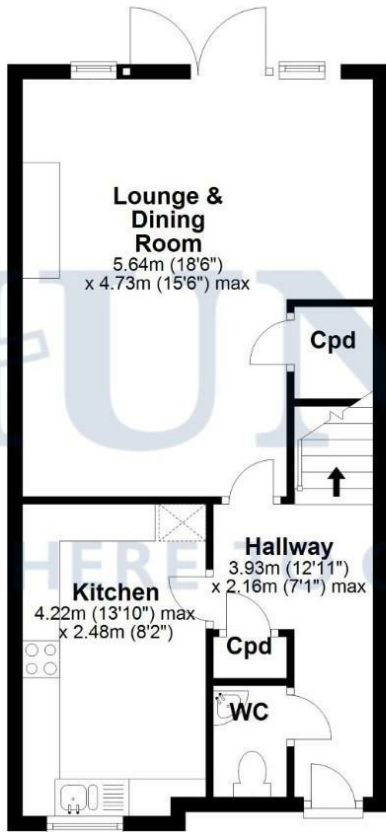
Council Tax Banding; Rochdale Council Band C



# Floorplan

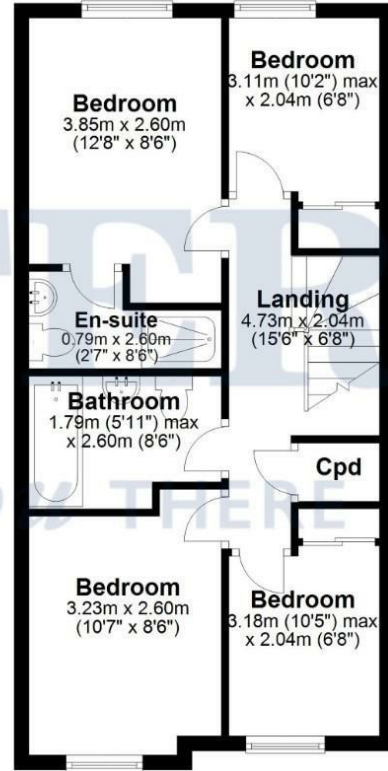
## Ground Floor

Approx. 46.4 sq. metres (498.9 sq. feet)



## First Floor

Approx. 46.8 sq. metres (503.7 sq. feet)



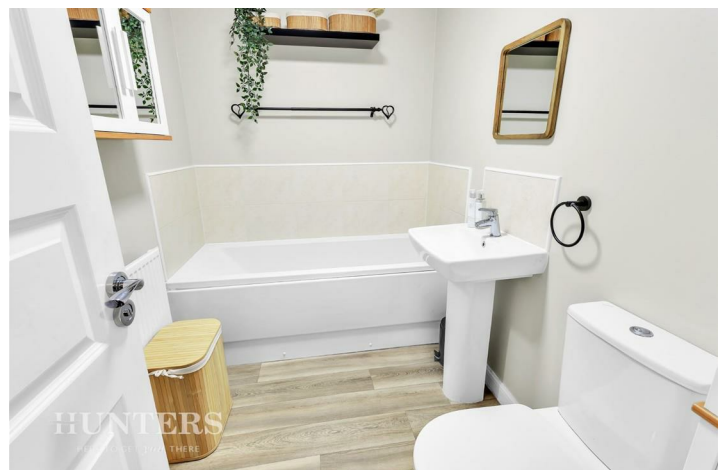
Total area: approx. 93.1 sq. metres (1002.6 sq. feet)

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 Littleborough  
Plan produced using PlanUp.



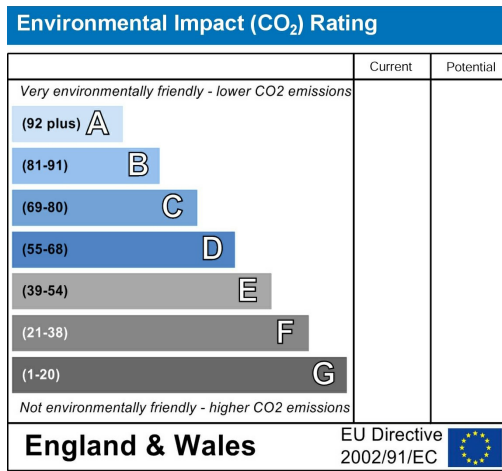
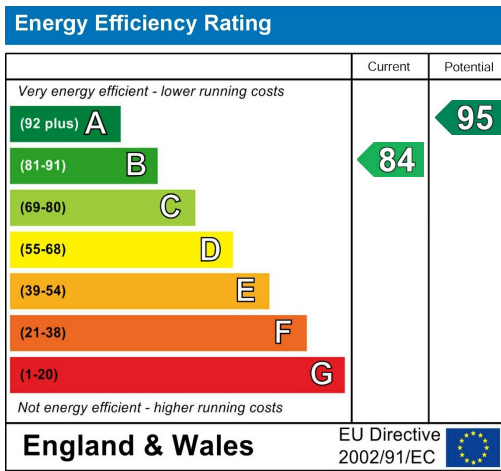








### Energy Efficiency Graph



### 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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