

HUNTERS[®]

HERE TO GET *you* THERE



Starring Way

Bents Farm Estate, Littleborough, OL15 8NX

£240,000



- SOUGHT AFTER BENTS FARM LOCATION
- THREE BEDROOM SEMI DETACHED
- OFF ROAD PARKING
- FREEHOLD
- EPC RATING E

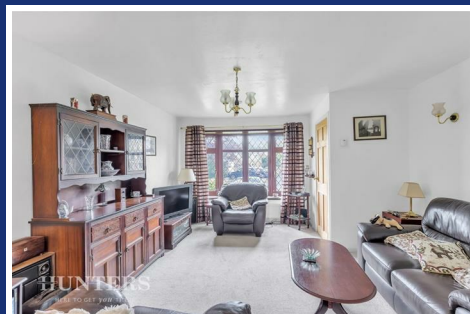
- NEARBY MAIN LINE TRAIN STATIONS
- ENCLOSED PRIVATE GARDEN
- VIEWING HIGHLY RECOMMENDED
- COUNCIL TAX BAND C

Tel: 01706 390 500

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Hunters are delighted to offer to the market this rare opportunity to purchase one of only a few of these semi detached properties on the ever popular Bents Farm development. Having been lovingly maintained by the current owner since it was built, this property is an ideal family home, with a wonderful private garden in a sought after location. The accommodation briefly comprises entrance hall, lounge, dining kitchen, three bedrooms and a family bathroom. Externally there is off road parking for two cars and well maintained gardens to both front and rear. The location is ideal for those looking for convenient access to the local amenities Littleborough has to offer which includes local schools, shops, restaurants and the main line train station for Leeds and Manchester. Gas central heating and double glazed. A viewing is highly recommended, call now to arrange a viewing.

Entrance Hall

A useful space to be able to hang coats and store shoes before entering the main living accommodation, with the stairs that lead up to the first floor.

Lounge

15'2" x 12'10" (4.64 x 3.92)

A light room with plenty of space for furniture with a bay window to the front aspect. A door leads through to the dining kitchen.

Dining Kitchen

16'0" x 9'1" (4.89 x 2.77)

A range of base and wall units with space and plumbing for a washing machine and further space for appliances. A sink and drainer set at the window which overlooks the rear garden. Useful storage cupboard under the stairs. Doors open out into the garden.

Landing

9'0" x 6'6" (2.76 x 1.99)

Storage cupboard housing the boiler.

Bedroom 1

13'8" x 9'2" (4.18 x 2.80)

A light and airy double bedroom with a window to the front aspect.

Bedroom 2

10'7" x 9'2" (3.23 x 2.80)

A lovely aspect double bedroom overlooking the rear garden.

Bedroom 3

9'1" x 6'6" (2.79 x 1.99)

Single bedroom, ideal for a child or a home office. with a storage cupboard and a window to the front aspect.

Shower Room

6'6" x 5'9" (1.99 x 1.76)

Three piece suite comprising of a low level WC, wash hand basin and shower. Window to the rear aspect.

Gardens & Parking

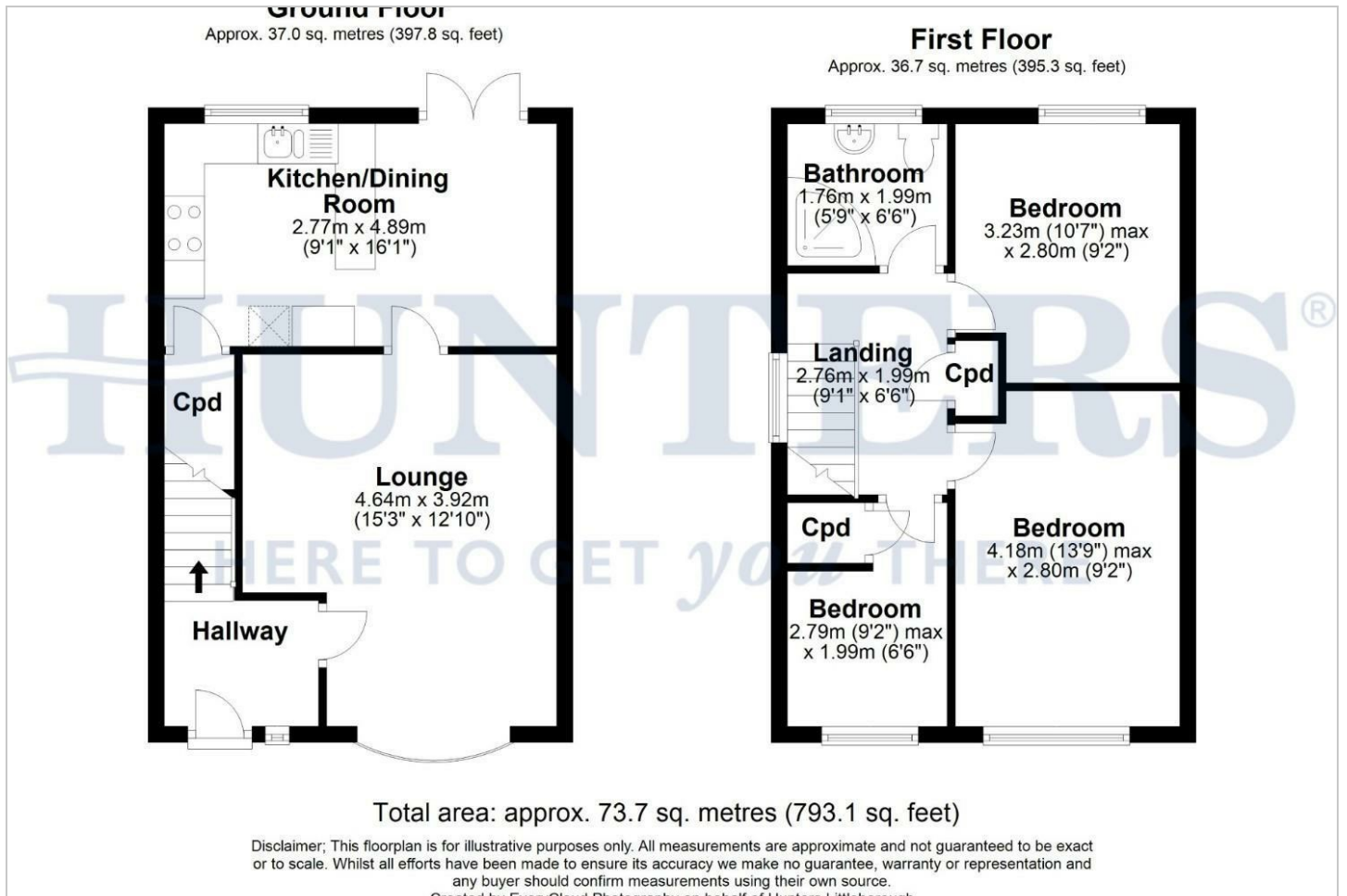
to the front there is off road parking for two cars with a lawn front garden. To the rear is a generous enclosed garden ideal for children to play and to sit out and enjoy in the warmer months.

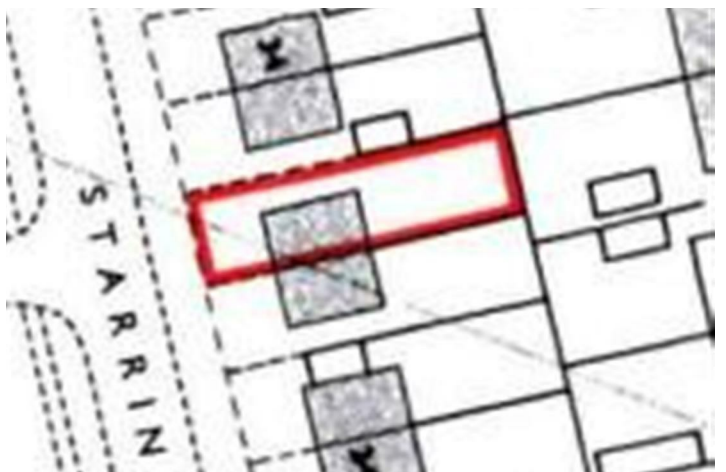
Material Information - Littleborough

Tenure Type; FREEHOLD

Council Tax Banding; ROCHDALE COUNCIL BAND C.

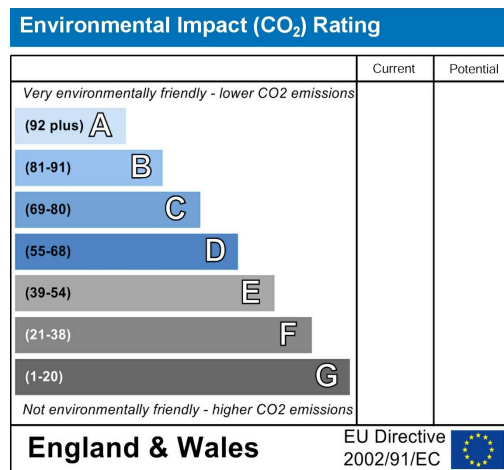
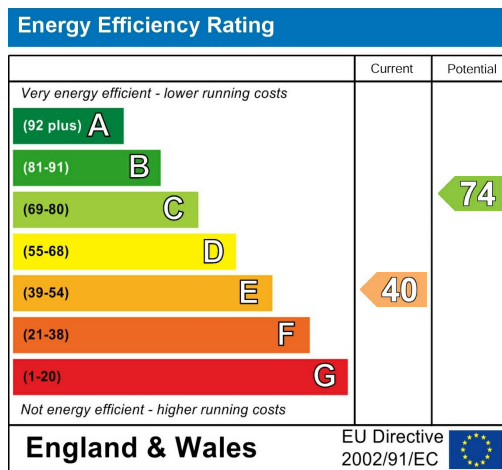
Floorplan







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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