

# HUNTERS®

HERE TO GET *you* THERE

1 Shopwood Way, Littleborough, OL15 9AP

£379,950

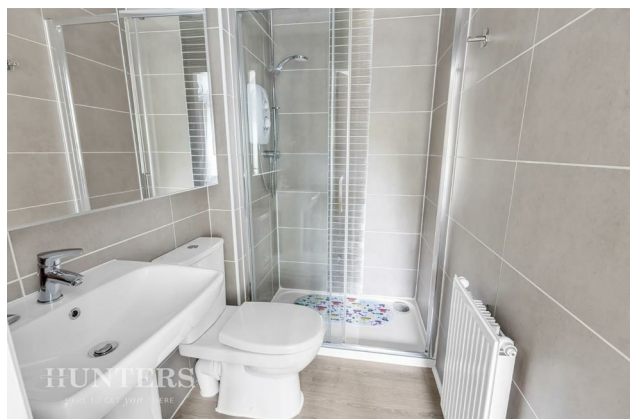




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## Property Images





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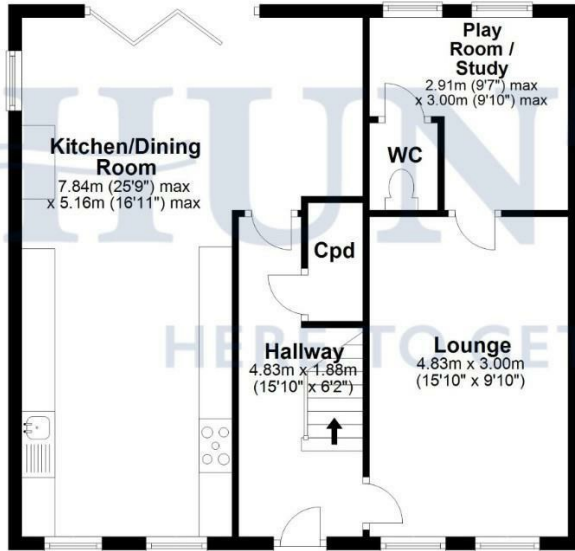


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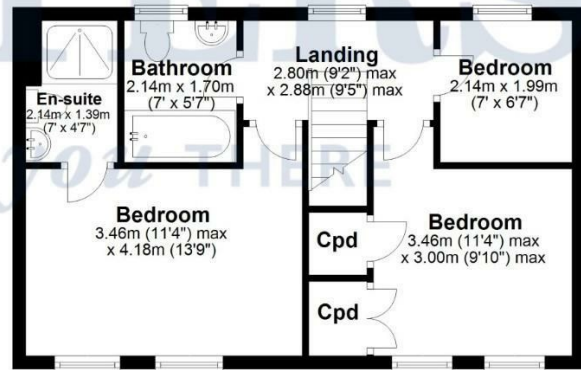
## Ground Floor

Approx. 64.8 sq. metres (697.2 sq. feet)



## First Floor

Approx. 41.8 sq. metres (450.3 sq. feet)



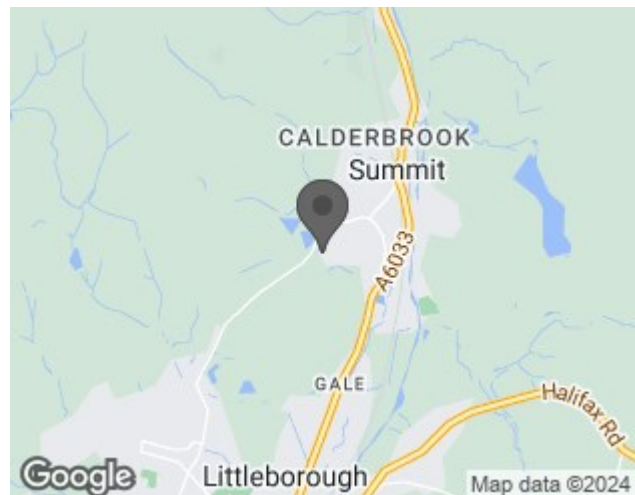
Total area: approx. 106.6 sq. metres (1147.5 sq. feet)

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.

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>94</b>
(81-91) <b>B</b>		<b>83</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Map



## Summary

Boasting fabulous countryside surroundings, yet within a short drive to the main line train station and the centre of Littleborough village. Hunters are delighted to offer to the market this stunning, modern and immaculately presented detached family home located on this sought after development in a prime location. Double fronted, spacious, light and airy and beautifully presented to a very high standard. Briefly comprising of an entrance hall, light and airy living room, playroom/snug, downstairs WC, a fabulous open plan dining kitchen living area, with feature multi fuel stove and bi-fold doors which overlooks the private rear garden. Three bedrooms and two bathrooms to the first floor. This fabulous home is ideal for any buyer who is looking for a modern property that is ready to move into and enjoy. Furthermore, there is a driveway providing private parking for up to two cars and wonderful landscaped gardens to both front and rear. Call now to arrange your viewing to fully appreciate this well presented home and its lovely location.

### Entrance Hall

A welcoming hallway that truly sets the tone for this fabulous home, quality flooring that flows through to the kitchen living space. Two useful storage cupboards, and the stairs that lead to the first floor.

### Kitchen Family Dining Room

A perfect entertaining and family space. The kitchen boasts a quality fitted range of wall and base units incorporating a larder cupboard, integral appliances including Neff double electric oven, 5 ring gas hob, wine cooler, dishwasher, fridge freezer and washing machine. Beautiful quartz worktops compliment the units well. Plenty of space for a large family dining table with a fabulous feature and focal point being the multi fuel stove which has recently been installed. A truly fantastic room which is flooded with plenty of natural light from the many windows and bi-folding doors.

### Lounge

A stylishly decorated room which is light and bright with a double-glazed window to the front aspect.

### Play Room/ Snug

A great additional reception room which is currently being used as a play room, with the same quality flooring as the kitchen and two windows to the rear aspect. A door gives access to the downstairs WC.

### Downstairs WC

White low level WC and wash hand basin.

### Landing

With doors leading to the bedrooms and bathroom and access to the loft.

### Bedroom 1

Good sized double room with two windows to the front of the property, quality fitted wardrobes and a door leading to the en-suite.

### En-suite

With a modern three piece suite comprising of

shower in cubicle with tiled surround, wash hand basin and WC.

### Bedroom 2

Another good sized room with two windows to the front of the property, a useful storage cupboard and quality fitted wardrobes.

### Bedroom 3

Single room ideal for a child's bedroom or as a home office with a window to the rear aspect overlooking the garden.

### Bathroom

With a three piece white bathroom suite comprising of bath with a shower over, wash hand basin and WC, with a window to the rear aspect.

### Gardens and Parking

The gardens are a real wow factor and have been lovingly landscaped to really show off the space, making it a wonderful place to sit out and enjoy and play for those younger members of the family. The driveway provides off road parking for two cars.

### Material Information - Littleborough

Tenure Type; FREEHOLD

Council Tax Banding; ROCHDALE COUNCIL BAND C.