

# HUNTERS®

HERE TO GET *you* THERE



## Shopwood Way

Littleborough, OL15 9AP

£295,000



- IMMACULATELY PRESENTED MODERN PROPERTY
- THREE DOUBLE BEDROOMS, MASTER WITH EN-SUITE
- ATTRACTIVE REAR GARDEN
- ONLY 7 YEARS OLD
- COUNCIL TAX BAND C
- THREE STOREY TOWHOUSE
- SEMI RURAL LOCATION WITH OPEN COUNTRYSIDE VIEWS
- VIEWINGS HIGHLY RECOMMENDED
- LEASEHOLD
- EPC RATING B

Tel: 01706 390 500

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Boasting fabulous views over the neighbouring countryside and set within this idyllic location with wonderful walks and surroundings to enjoy. Hunters are delighted to offer this modern and stylish home which is ideal for any buyer who is looking for a beautiful property that has good sized double bedrooms and is conveniently situated for Littleborough village and all the great amenities and local main line train station. Set out over three floors the accommodation briefly comprises of a welcoming entrance hall with useful storage, a downstairs WC, home office, light and airy open plan fitted kitchen dining living room, separate lounge, three double bedrooms with an en-suite shower room to the master bedroom and a family bathroom. Gas central heating and UPVC double glazed. Externally there is a landscaped garden with a paved patio and Astro turf lawn to the rear with countryside views as the backdrop. Furthermore, there are two private parking spaces to the side. Call now to arrange your viewing to fully appreciate the views and the location of this lovely home.

### Entrance Hall

A welcoming hallway with the stairs that lead to the first floor landing and doors to downstairs accommodation with a useful storage cupboard to hang coats and store shoes.

### Downstairs WC

Low suite WC, pedestal basin, and tiled flooring.

### Study

9'1" x 6'2" (2.78 x 1.90)

Useful to have in any home with many professionals working from home. A light room with a window to the front aspect.

### Kitchen Diner Living

20'3" max x 13'6" (6.18 max x 4.13)

This spacious and attractive kitchen with dining/living area is a real feature of this property, with an array of fitted base and wall units, built-in oven with gas hob, space for a dish washer and fridge freezer. Double French doors lead out to the rear garden and showcase the superb open countryside views.

### First Floor Landing

With stair access to the second floor.

### Lounge

11'9" max x 13'6" (3.59 max x 4.13)

Light and bright with two windows that overlook the rear garden and benefit from the fabulous open aspect.

### Master Bedroom

10'2" x 13'6" (3.12 x 4.13)

With two windows to the front aspect this double bedroom is beautifully presented with feature panelled wall, built in wardrobes and is filled with plenty of natural light.

### En-Suite

Modern shower cubicle, pedestal wash hand basin, low suite WC, heated towel rail and Amtico flooring.

### Second Floor

With access to all second floor bedrooms.

### Bedroom 2

11'5" x 13'6" (3.48 x 4.13)

Second double bedroom, at the rear of the house with a fabulous outlook.

### Bedroom 3

11'5" max x 13'6" max (3.50 max x 4.13 max)

A double bedroom to the front of the property boasting two windows, a useful storage cupboard and built in wardrobes.

### Family Bathroom

6'6" x 5'9" (2.00 x 1.76)

A three piece modern suite comprising of panelled bath, pedestal basin, low suite WC, complementary tiling, and Amtico flooring.

### Loft space

Accessed via a ladder which is fully boarded and has a light, ideal for storage.

### Garden

There is a small front garden with stepped path to the front door. The landscaped rear garden, which directly adjoins open countryside, is another feature of this property. There is a Porcelain tiled seating area and lawn which is enclosed via fencing.

### Parking

Private off road parking for two cars to the side of the house.

### Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 146

Leasehold Annual Service Charge Amount  
£183.00

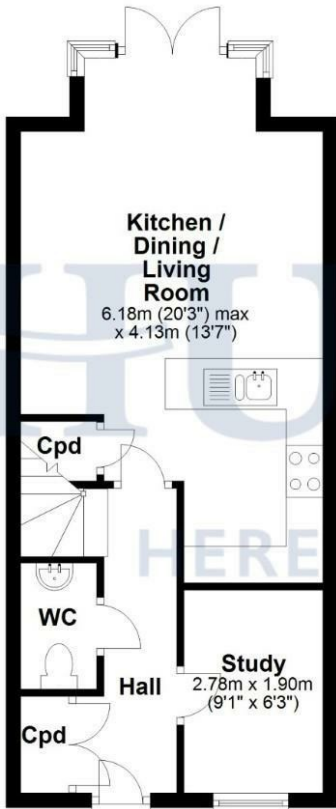
Leasehold Ground Rent Amount: £250.00

Council Tax Banding; ROCHDALE COUNCIL  
BAND C.

# Floorplan

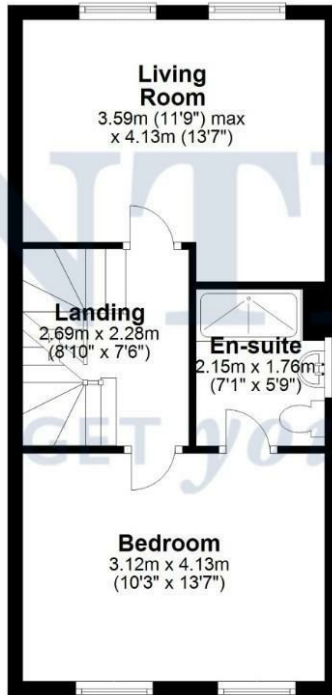
## Ground Floor

Approx. 39.8 sq. metres (428.3 sq. feet)



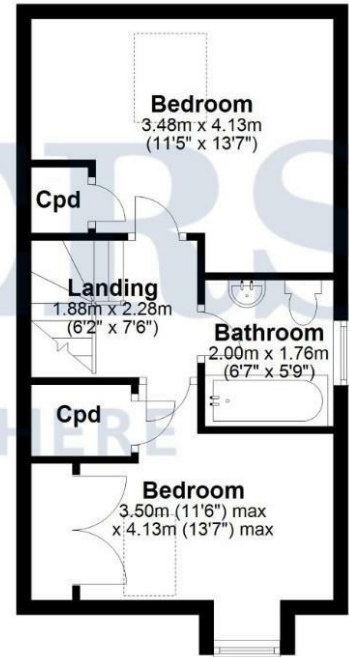
## First Floor

Approx. 37.4 sq. metres (402.8 sq. feet)



## Second Floor

Approx. 33.5 sq. metres (360.3 sq. feet)

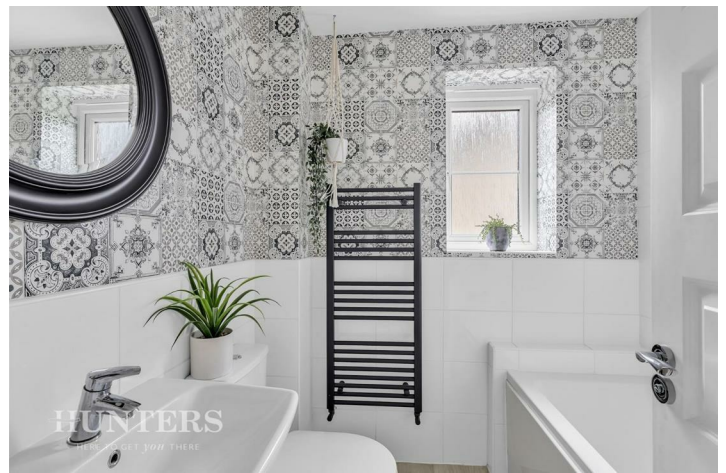


Total area: approx. 110.7 sq. metres (1191.4 sq. feet)

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.

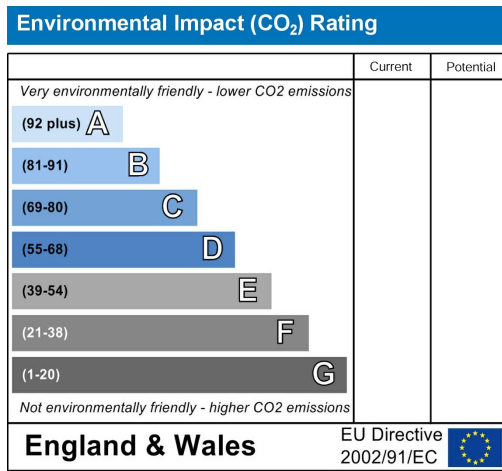
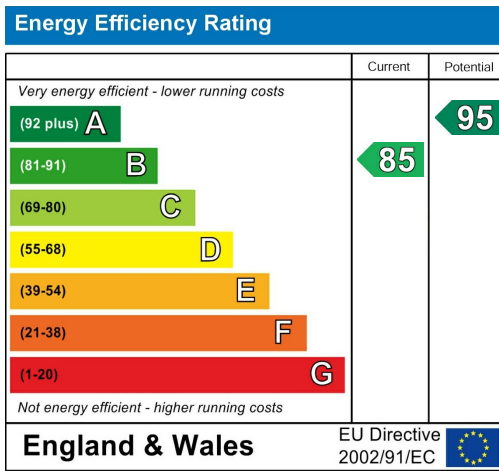
Created by EveryCloud Photography on behalf of Hunters Littleborough  
Plan produced using PlanUp.







## Energy Efficiency Graph

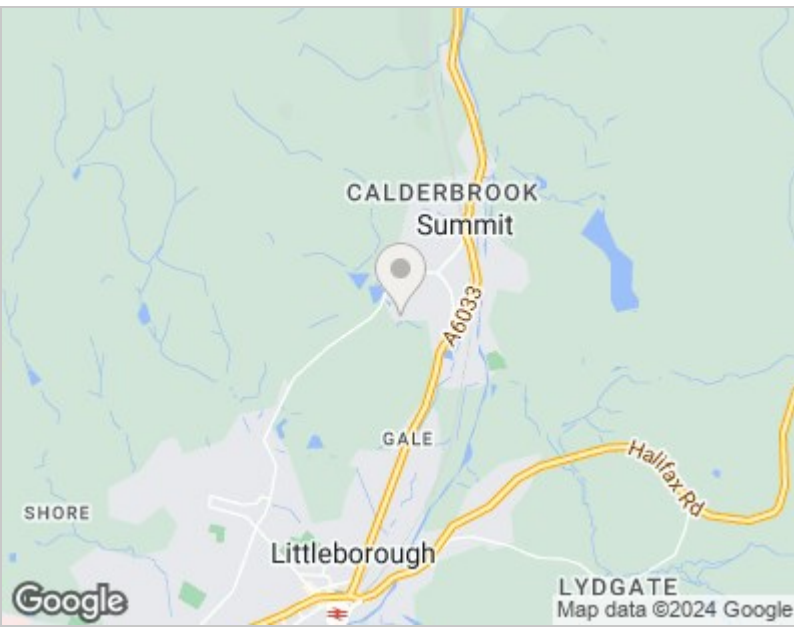


## Viewing

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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