

HUNTERS[®]

HERE TO GET *you* THERE



Mill Fold Gardens

Littleborough, OL15 8SA

£465,000

- EXECUTIVE DETACHED FAMILY HOME
- TWO RECEPTION ROOMS PLUS HOME OFFICE
- TWO BATHROOMS PLUS DOWNSTAIRS WC
- HIGHLY SOUGHT AFTER LOCATION
- COUNCIL TAX BAND F



- FOUR DOUBLE BEDROOMS, MASTER WITH EN-SUITE
- KITCHEN DINER WITH SEPARATE UTILITY ROOM
- LARGE REAR GARDEN, DRIVE AND DOUBLE GARAGE
- FREEHOLD
- EPC RATING D

Tel: 01706 390 500

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Hunters Estate Agents are delighted to be able to offer to the open market, this executive detached property. Situated in a highly desirable location, within walking distance to Littleborough village and all its local amenities, including schools, shops and train station providing direct access to both Manchester and Leeds city centres. Viewings are highly recommended to appreciate this spacious home with a generous rear garden. Internally the property comprises of a welcoming entrance hall, two generous receptions, fitted dining kitchen with integral appliances and useful utility room, home office and ground floor WC. To the first floor there are four generous bedrooms, the master boasting a large en-suite five piece bathroom suite and a further family bathroom. Externally the property is set on a generous plot and boasts well maintained lawned gardens to the front and rear with off road parking provided by the drive leading to the double garage. Call now to arrange a viewing of this fantastic property on offer.

Entrance Hall

A welcoming entrance hall with the stairs leading to the first floor and doors to downstairs accommodation.

Downstairs WC

Comprising of a low level WC and wash hand basin with a window to the front aspect.

Lounge

A spacious and bright lounge, with a bay window to the front aspect and a gas feature fireplace.

Dining Room

Located to the rear of the property with a lovely aspect over the rear garden, offering plenty of space for a family dining table.

Home Office

Plenty of space for a desk and storage, with window overlooking the rear garden.

Kitchen Diner

Fitted kitchen comprising of a range of wall and base units, sink, built in oven with gas hob, and integrated appliances including dishwasher and fridge freezer. A useful pantry cupboard is an added bonus. Doors open into the garden.

Utility Room

Such a useful room in any family home with space and plumbing for a washing machine and tumble dryer with a door out to the rear garden.

Landing

With access to all first floor bedrooms, bathroom and loft access.

Bedroom 1

A bright and spacious master bedroom located to the front of the property with built in fitted wardrobes.

En-Suite Bathroom

A large five piece bathroom, partly tiled, comprising of a panelled bath, walk in shower,

low level WC, wash hand basin and bidet.

Bedroom 2

A further double bedroom located to the rear of the property with built in fitted wardrobes.

Bedroom 3

A double bedroom located to the rear of the property.

Bedroom 4

The smallest of the four bedrooms, yet still a good size for a child's bedroom located to the rear of the property.

Family Bathroom

Located to the front of the property, comprising of a panelled bath, low level WC and wash hand basin.

Gardens

Located on a generous plot, to the front offers a lawn garden with access down the side of the property with mature trees. To the rear boasts a large sunny family garden with two patio seating areas and flower and plant borders.

Garage & Parking

With the driveway providing parking for two cars, leading to the double garage.

Material Information - Littleborough

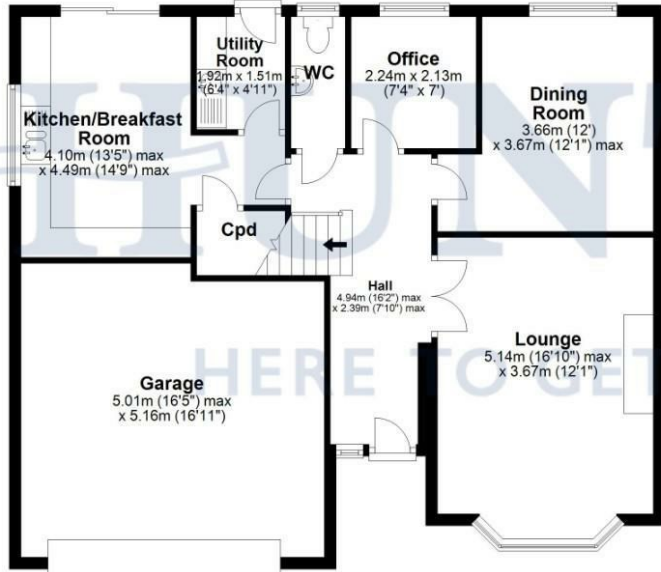
Tenure Type; FREEHOLD

Council Tax Banding; ROCHDALE COUNCIL BAND F.

Floorplan

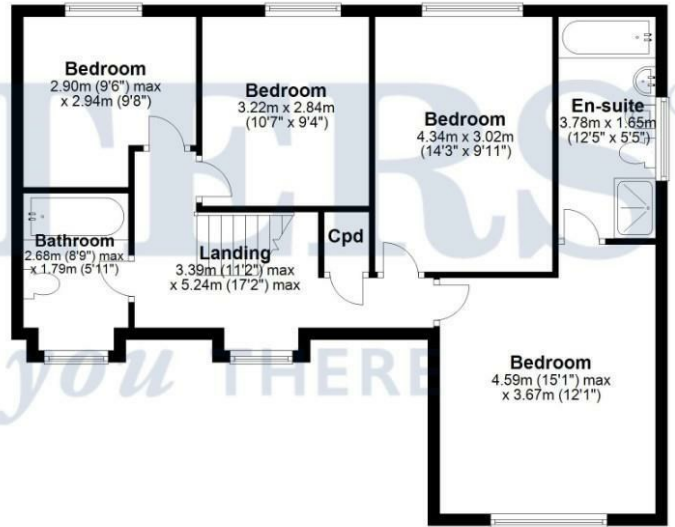
Ground Floor

Approx. 92.9 sq. metres (1000.1 sq. feet)



First Floor

Approx. 69.6 sq. metres (749.1 sq. feet)



Total area: approx. 162.5 sq. metres (1749.2 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.

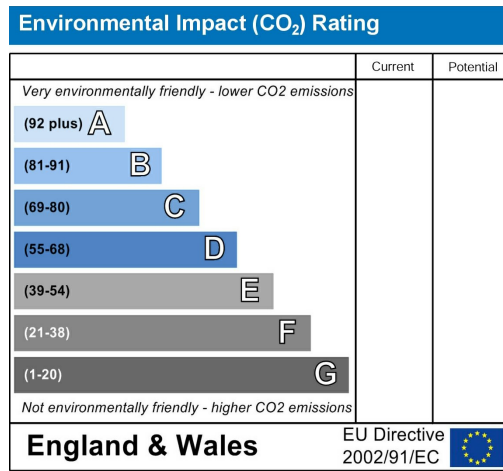
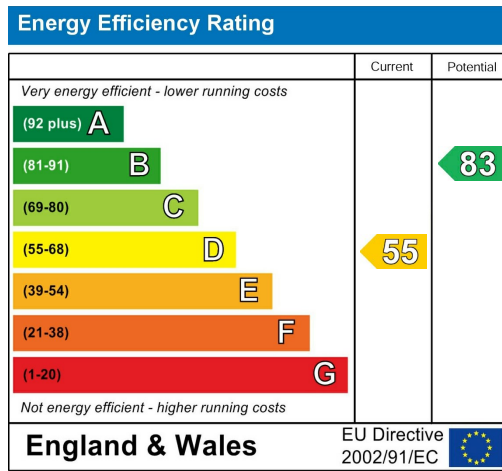






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Energy Efficiency Graph



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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