

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Shopwood Way

Littleborough, OL15 9AN

£289,950



- BEAUTIFULLY PRESENTED THROUGHOUT
- TWO RECEPTION ROOMS
- DOWNSTAIRS WC
- COUNTRYSIDE WALKS ON THE DOOR STEP
- COUNCIL TAX BAND B

- MODERN THREE BEDROOM HOME
- TWO BATHROOMS
- SOUGHT AFTER DEVELOPMENT
- LEASEHOLD
- EPC RATING B

Tel: 01706 390 500

# Shopwood Way

Littleborough, OL15 9AN

£289,950



Immaculately presented throughout, Hunters Estate Agents are delighted to offer to the market this beautifully presented modern three bedroom property. The location is convenient for Littleborough village and all the great amenities including the local main line train station, yet surrounded by wonderful countryside. Set out over two floors the accommodation briefly comprises of a welcoming entrance hall with useful storage, a downstairs WC, light and airy lounge, separate dining room, recently fitted modern quality kitchen, three 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 garden to the front with a driveway for off road parking and to the rear there is an enclosed landscaped garden. Call now to arrange your viewing to fully appreciate the quality and the location of this lovely home.

### Entrance Hall

A welcoming hallway with a composite front door, stylish flooring, useful storage cupboard, and the stairs leading to the first floor.

### Downstairs WC

With a wash hand basin and WC, window to the front aspect.

### Lounge

16'0" x 9'10" (4.90 x 3.01)

Light and airy room which is beautifully decorated and flooded with plenty of natural light.

### Dining Room

8'3" x 10'3" (2.52 x 3.14)

Separate dining space with a bay window to the front of the property. Plenty of space for a family dining table.

### Kitchen

10'6" x 10'3" (3.21 x 3.14)

Newly installed quality kitchen with a range of modern wall and base units and contrasting work surfaces over, integrated oven and hob, combination boiler within cupboard, integrated fridge freezer, dishwasher and space and plumbing for a washing machine. A door and a window leads out to the rear garden.

### Landing

Spacious landing with doors leading to the bedrooms and bathroom, window to the rear overlooking the garden.

### Bedroom 1

11'2" max x 14'11" max (3.41 max x 4.55 max)

Good sized double room, quality fitted wardrobes and a door leading to the en-suite.

### En-Suite

6'9" x 4'3" (2.06 x 1.32)

With a modern three piece suite comprising of shower in cubicle with tiled surround, wash hand basin and WC and a window to the front aspect.

### Bedroom 2

11'2" max x 9'10" max (3.41 max x 3.01 max)

Another good sized double room with two windows to the front of the property and fitted wardrobes.

### Bedroom 3

6'9" x 6'10" (2.06 x 2.09)

Single room with a window to the rear of the property, ideal for a child's bedroom or a home office.

### Bathroom

6'9" x 5'4" (2.06 x 1.63)

With a three piece white bathroom suite comprising of bath, wash hands basin and WC, window to the rear and tiled flooring.

### External

A small lawn garden to the front with a driveway providing off road parking. The rear is fully enclosed with a paved patio seating area, an easy low maintenance garden.

### Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 146

Leasehold Annual Service Charge Amount £150.00

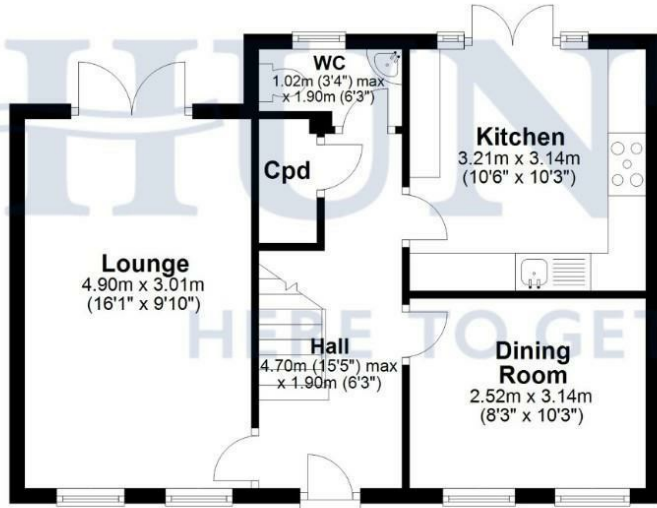
Leasehold Ground Rent Amount: £250.00

Council Tax Banding; ROCHDALE COUNCIL BAND B

# Floorplan

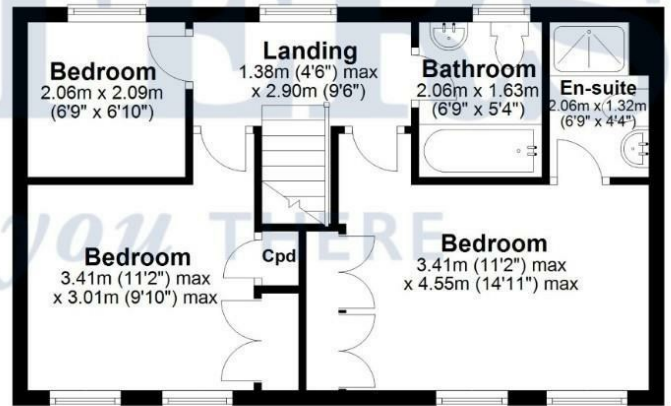
## Ground Floor

Approx. 45.1 sq. metres (485.7 sq. feet)



## First Floor

Approx. 40.3 sq. metres (433.4 sq. feet)

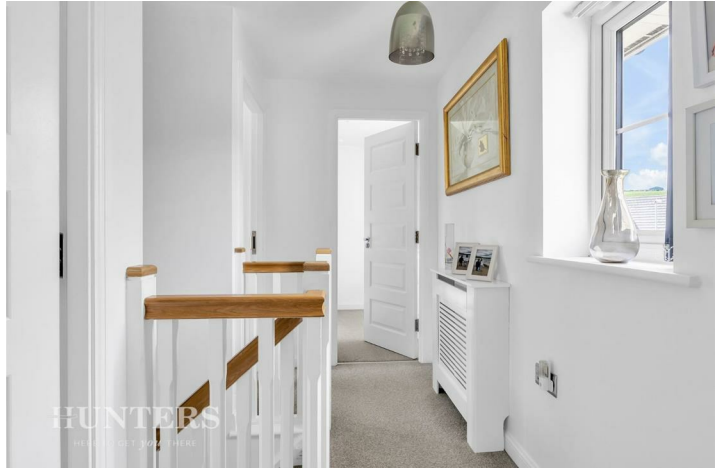


Total area: approx. 85.4 sq. metres (919.1 sq. feet)

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.

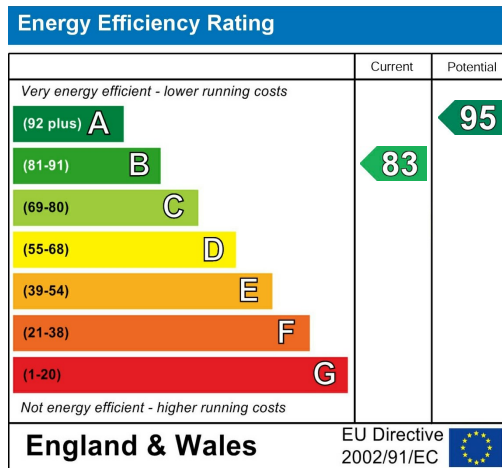
Created by EveryCloud Photography on behalf of Hunters Littleborough  
Plan produced using PlanUp.







## 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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