

HUNTERS[®]

HERE TO GET *you* THERE



Lime Grove

Bents Farm Estate, Littleborough, OL15 8RP

£320,000



- EXTENDED FAMILY HOME
- TWO RECEPTION ROOMS PLUS CONSERVATORY
- SOUGHT AFTER BENTS FARM DEVELOPMENT
- BEAUTIFUL GARDENS TO FRONT AND REAR
- EPC RATING D
- FOUR BEDROOMS
- TWO BATHROOMS INCLUDING DOWNSTAIRS SHOWER ROOM
- GARAGE AND PARKING
- COUNCIL TAX BAND D
- FREEHOLD

Tel: 01706 390 500

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Hunters Estate Agents are thrilled to be able to offer to the market this wonderful four bedroom extended family home, in this ever so popular area on the Bents Farm development within Littleborough. The property is beautifully presented, light, bright and welcoming and it's going to be ideal for any growing family. The current owner has lovingly looked after and enjoyed their home for 49 years and are ready to pass it onto a new family to enjoy as much as they have. The accommodation is spacious and briefly comprises of a welcoming entrance hall, lounge, separate dining room, kitchen, conservatory and a downstairs shower room all to the ground floor. To the first floor there are four bedrooms and a family bathroom. All gas centrally heated and double glazed. Externally the gardens to both front and rear have been lovingly landscaped and looked after, boasting a wealth of well established plants, trees and shrubs. With a driveway providing off-road parking to the front with an integral garage and the rear is a fabulous sunny south-facing garden with patio seating areas to sit out and enjoy in those warmer months. This truly is a delightful home and we are expecting a high level of interest, please call now to arrange a viewing.

Entrance Hall

A welcoming and spacious entrance hall to be able to hang coats and store shoes, with the stairs leading to the first floor landing and an internal door taking you through to the living room.

Lounge

15'10" max x 12'10" max (4.85 max x 3.93 max)

A spacious and neutrally decorated room with the focal point being the feature media wall, enclosing an electric fireplace. A large window lets in plenty of natural light that looks out over the front garden.

Dining Room

9'6" x 9'4" (2.90 x 2.87)

A generous dining room which offers plenty of space for a large family dining table, with French doors opening into the conservatory and a further internal door opening into the kitchen.

Conservatory

10'4" x 15'1" (3.16 x 4.60)

With a fabulous outlook over the garden this large conservatory has a radiator installed and provides extra living accommodation and also has a door opening into the kitchen.

Kitchen

13'0" x 7'5" (3.98 x 2.27)

A range a base and wall units with a built-in oven and hob, integrated dishwasher, fridge and freezer along with an integrated washing machine. Useful breakfast bar has also been installed. There is an internal door that leads through to the inner hallway and the window that looks out over the rear garden.

Downstairs Shower Room

4'8" x 4'4" (1.44 x 1.33)

A second three-piece suite which is ideal to have in any family home, with a low-level WC, wash hand basin and a walk-in shower. Window to the side aspect.

Landing

A useful storage airing cupboard and access to the loft.

Bedroom 1

18'1" x 7'5" (5.52 x 2.27)

Double bedroom which is flooded with plenty of natural light from dual aspect windows to both front and rear.

Bedroom 2

14'5" max x 9'0" (4.41 max x 2.76)

Another good sized double bedroom with a range of fitted wardrobes a window that looks out to the front.

Bedroom 3

10'11" x 9'0" (3.34 x 2.76)

Fitted furniture making it a wonderful child's room with a lovely aspect over the rear garden.

Bedroom 4

9'10" x 6'6" (3.00 x 2.00)

Single bedroom which would make a useful home office or as a child's bedroom with a window to the front aspect and a useful large storage cupboard.

Family Bathroom

5'10" x 6'6" (1.78 x 2.00)

Modern white three-piece suite briefly comprising of a low-level WC, built-in wash hand basin with useful storage beneath and a bath with a shower over. Tiled walls, heated towel rail and a window to the rear aspect.

Garage & Parking

16'3" x 7'5" (4.97 x 2.27)

There's off-road parking for two cars leading to the integral garage which has an up and over door, power and light inside with internal door that leads through to the inner hallway.

Gardens

The gardens are a delight to walk around with well manicured lawns, well stocked borders all bursting with well established plants shrubs and trees to both front and rear. The rear garden being south-facing with two patio areas to really enjoy those warmer months. The greenhouse will also be included within the sale.

Material Information - Littleborough

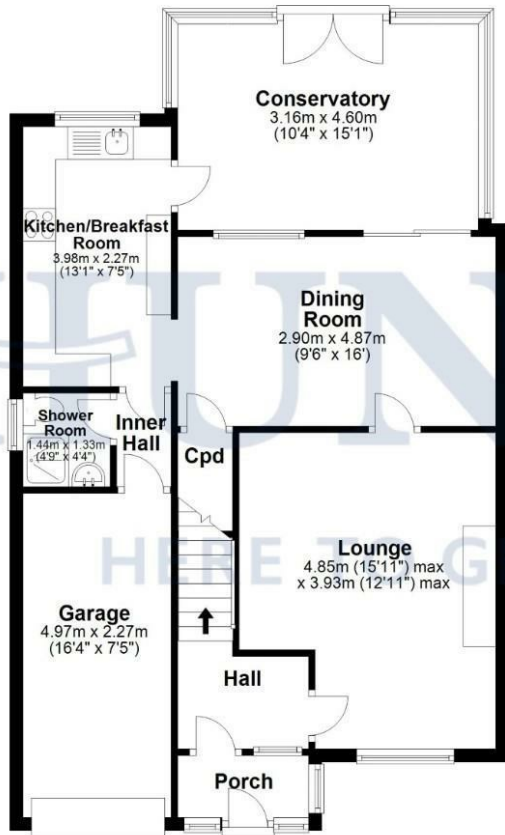
Tenure Type; FREEHOLD

Council Tax Banding; ROCHDALE COUNCIL BAND D

Floorplan

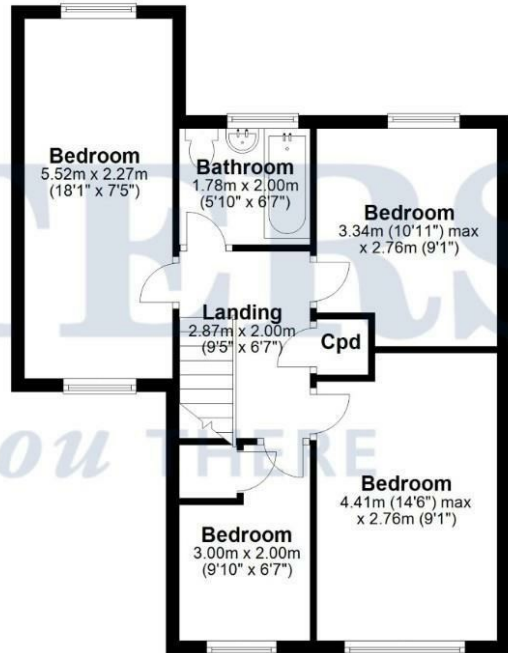
Ground Floor

Approx. 80.4 sq. metres (864.9 sq. feet)



First Floor

Approx. 51.1 sq. metres (549.8 sq. feet)



Total area: approx. 131.4 sq. metres (1414.7 sq. feet)

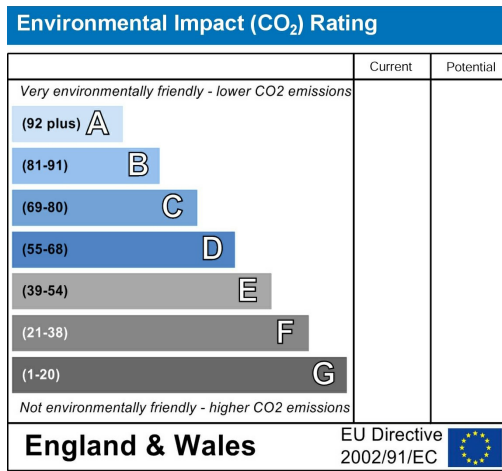
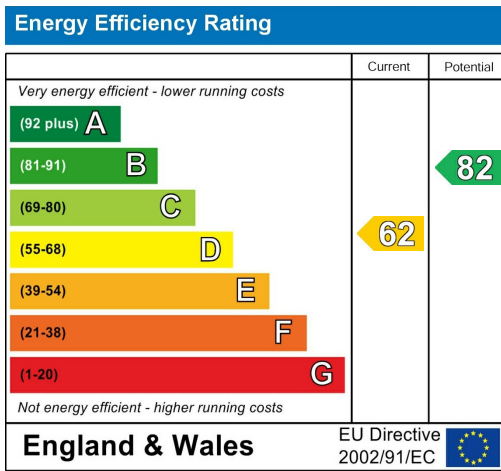
Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.
Created by EveryCloud Photography on behalf of Hunters Littleborough
Plan produced using PlanUp.







Energy Efficiency Graph

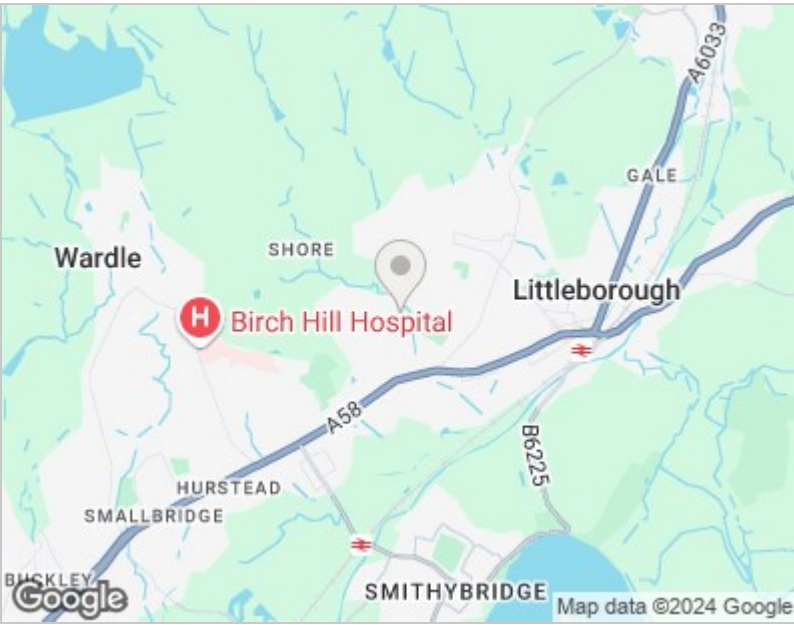


Viewing

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.

85 Church Street, Littleborough, OL15 8AB
Tel: 01706 390 500 Email: littleborough@hunters.com
<https://www.hunters.com>

