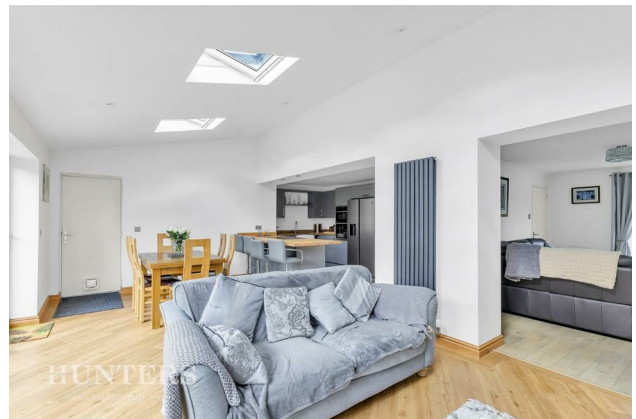
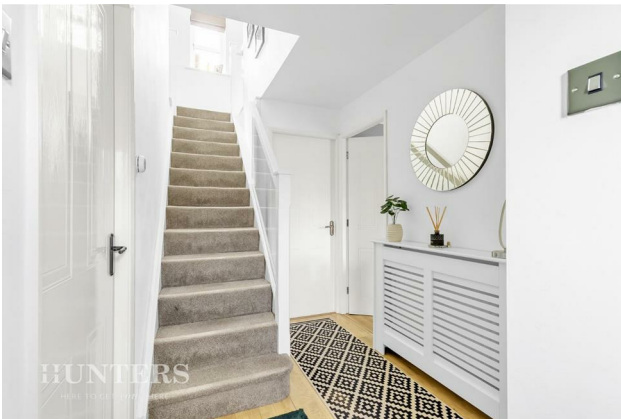


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5 Cutland Way, Littleborough, OL15 8JU

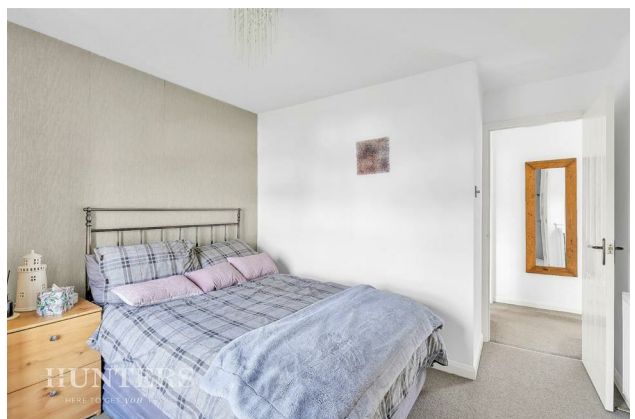
£400,000



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## Property Images



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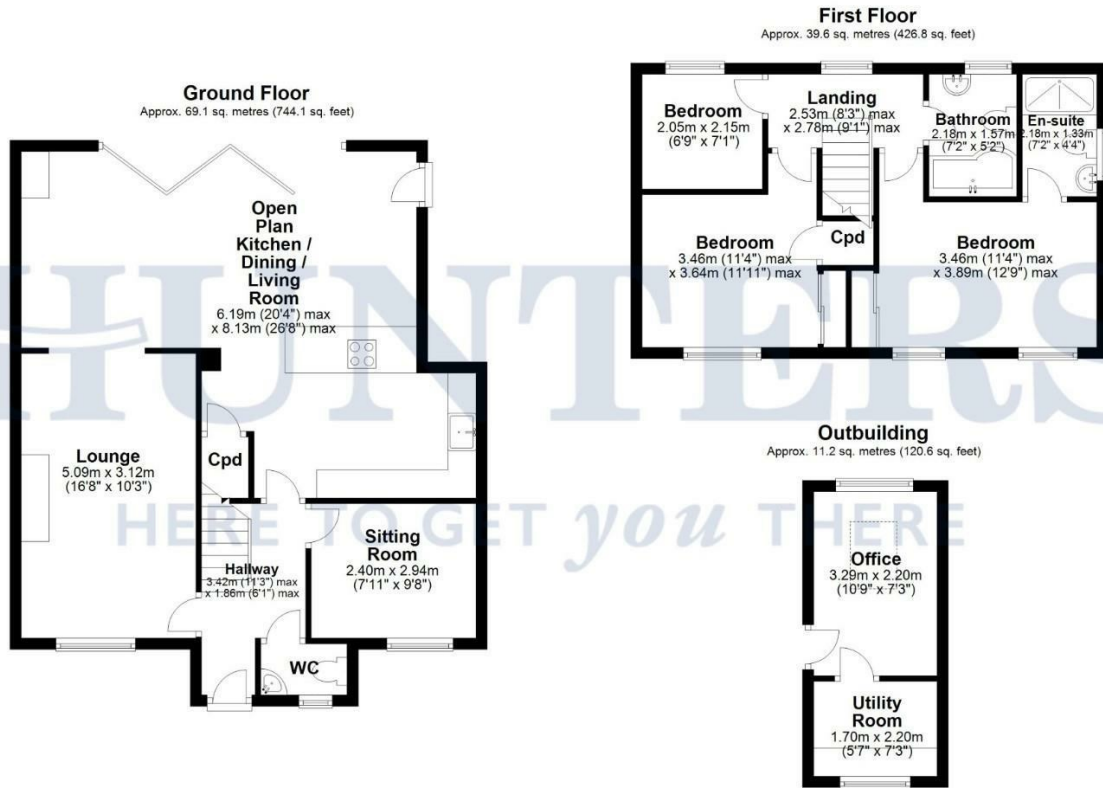
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## Property Images



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Total area: approx. 120.0 sq. metres (1291.4 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.

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>		<b>72</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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Map



## Summary

Boasting a fabulous sought after location within the centre of Littleborough village. Hunters are delighted to offer to the market this EXTENDED and immaculately presented detached home. Spacious, light and airy and beautifully presented to a very high standard and briefly comprising of an entrance hall, downstairs WC, light and airy living room, separate snug, a fabulous open plan living dining kitchen area, with a wonderful focal point being the feature multi-fuel stove and bi-folding doors which overlook the rear garden. There is an external home office and utility room. To the first floor there are three bedrooms and two bathrooms. This fabulous home is ideal for any buyer who is looking for plenty of open plan living space within 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 11'2" x 6'1"

A welcoming entrance which is tastefully decorated and really sets a lovely tone for the rest of the property.

### Downstairs WC

Useful downstairs WC with wash hand basin and a feature circular window to the front aspect.

### Lounge 16'8" x 10'2"

A stylishly decorated room which is light and bright with a double-glazed window to the front aspect. Open plan into the family dining kitchen.

### Open Plan Living Kitchen Diner 26'8" x 20'3"

A quality installed kitchen offering an abundance of storage, along with high end integrated appliances which include ovens, hob, extractor and dish washer. The room is flooded with plenty of natural light from the bi-folding doors and the multi fuel stove adds a wonderful focal point to the living area. Plenty of space for a family dining table also, a truly fabulous space to enjoy.

### Snug 9'7" x 7'10"

A great additional reception room which has a variety of uses, play room, guest bedroom, tv snug room, window looks out to the front aspect.

### Landing 9'1" x 8'3"

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

### Bedroom 1 12'9" x 11'4"

Good sized double room with two windows making it a lovely light and airy master bedroom, quality fitted wardrobes and a door leading to the en-suite.

### En-Suite 7'1" x 4'6"

With a modern white three piece suite comprising of shower with tiled surround, built in wash hand basin and WC with a heated towel rail and a window to the side aspect.

### Bedroom 2 11'11" x 11'4"

Another good sized double room with a window to the front of the property, and a useful storage cupboard.

### Bedroom 3 7'0" x 6'8"

Single room ideal for a child's bedroom, fitted cupboard and a window to the rear aspect overlooking the garden.

### Family Bathroom 7'1" x 5'1"

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.

### Home Office and Utility

Converted from the garage, the current owners have now created a great working environment, detached from the main living accommodation. The office (3.29m x 2.20m) has a Velux roof window and a door to the utility area (2.20m x 1.70m) which has built-in storage, wall mounted house boiler and space for a washing machine.

### Gardens

To the front of the property there is well manicured front garden. To the rear the garden has been beautifully landscaped and is a lovely space to be able to sit out and enjoy.

### Parking

A driveway provides off road parking for two cars with an EV charging point at the side of the house.

### Material Information - Littleborough

Tenure Type; Freehold

Council Tax Banding; Rochdale Council Band D