



Starring Way

Bents Farm Estate, Littleborough, OL15 8NX

£280,000



- EXTENDED SEMI-DETACHED
- CLOSE TO LITTLEBOROUGH CENTRE
- TWO RECEPTION ROOMS
- LEASEHOLD
- EPC RATING C

- BENTS FARM LOCATION
- GARDEN, GARAGE & DRIVEWAY
- THREE BEDROOMS
- ROCHDALE COUNCIL BAND C
- SOLD WITH NO ONWARD CHAIN

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Hunters are delighted to offer to the market one of only a few of these semi detached properties on the ever popular Bents Farm development. Having been EXTENDED and lovingly owned by the current owner for 20 years. The location is ideal for those looking for convenient access to the local amenities Littleborough has to offer which includes local schools, shops, restaurants and the main line train station for Leeds and Manchester. The property is light and airy and briefly comprises of a useful porch, entrance hall, lounge, separate dining room, kitchen, three bedrooms and a family bathroom. Externally there is off road parking for three cars and beautifully maintained gardens to both front and rear. There is also the added benefit of a larger than average garage. Gas central heating and double glazed. A viewing is highly recommended, call now to arrange a viewing.

Porch

5'4" x 3'2" (1.65 x 0.97)

A welcoming porch which is double glazed.

Entrance Hall

A useful space to be able to hang coats and store shoes, with the stairs that lead up to the first floor.

Lounge

15'5" x 15'3" (4.72 x 4.67)

A light room with plenty of space for furniture with a bay window to the front aspect. A door leads through to the dining room.

Dining Room

15'5" x 9'4" (4.72 x 2.85)

Generous dining room with a window to the rear aspect and open plan into the kitchen.

Kitchen

9'9" x 8'9" (2.99 x 2.68)

A range of base and wall units with space and plumbing for a washing machine with a built in oven and integrated fridge and freezer. A sink and drainer set at the window which overlooks the rear garden and a door to the garden.

Landing

9'4" x 6'7" (2.87 x 2.02)

Two useful storage cupboards and a fixed book case, a window to the side aspect.

Bedroom 1

12'9" x 8'6" (3.89 x 2.60)

A light and airy double bedroom with fitted wardrobes and a window to the front that has a lovely view of Starring Hill.

Bedroom 2

10'4" x 8'6" (3.17 x 2.60)

Second double bedroom with a lovely outlook overlooking the rear garden and boasts a

fabulous far reaching view over Blackstone Edge and up to the white house.

Bedroom 3

9'5" x 6'7" (2.89 x 2.02)

Single bedroom, ideal for a child or a home office. with a storage cupboard and a window to the front aspect.

Bathroom

6'7" x 6'5" (2.02 x 1.98)

Three piece suite comprising of a low level WC, wash hand basin and corner bath with a shower over. Window to the rear aspect.

Gardens

The gardens are beautifully landscaped with well established plants trees and shrubs. A wonderful place to sit out and enjoy.

Garage & Parking

22'2" x 9'1" (6.77 x 2.79)

To the front there is off road parking via the driveway leading to the detached garage which is larger than average.

Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 945

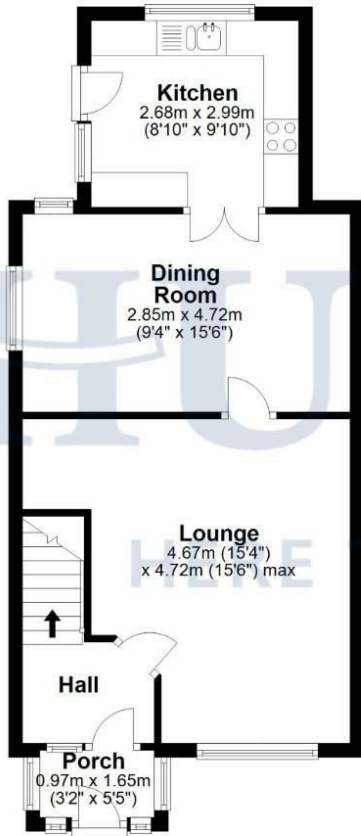
Leasehold Annual Ground Rent Amount
£15.00

Council Tax Banding; ROCHDALE COUNCIL
BAND C

Floorplan

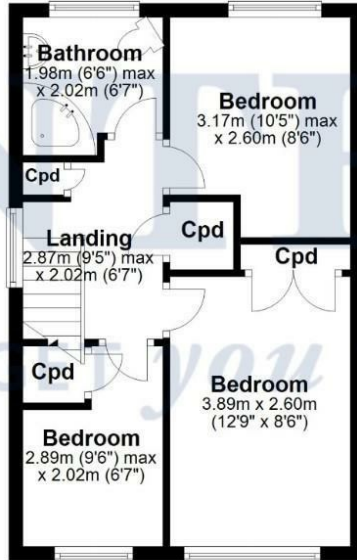
Ground Floor

Approx. 46.0 sq. metres (495.1 sq. feet)



First Floor

Approx. 35.9 sq. metres (386.7 sq. feet)



Outbuilding

Approx. 18.9 sq. metres (203.1 sq. feet)



Total area: approx. 100.8 sq. metres (1085.0 sq. feet)

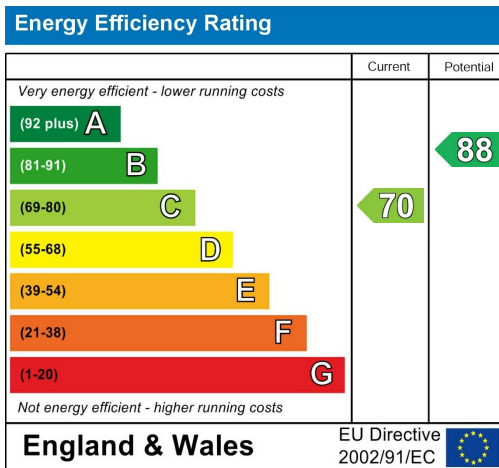
Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own 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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