

# HUNTERS®

HERE TO GET *you* THERE



## Hollingworth Lake Caravan Park

Hollingworth Lake, Littleborough, OL15 0AQ

£145,000



- DETACHED PARK HOME
- PRIVATE DEVELOPMENT NEXT TO HOLLINGWORTH LAKE
- DINING ROOM
- DRIVEWAY PARKING
- OVER 50'S ONLY

- TWO DOUBLE BEDROOMS
- NEWLY FITTED KITCHEN
- NO DOGS ALOUD
- GAS CENTRAL HEATING
- COUNCIL TAX BAND A/ LEASEHOLD

Tel: 01706 390 500

# Hollingworth Lake Caravan Park

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Situated on a quiet, private development within walking distance of Hollingworth Lake Nature Reserve, offers this deceptively spacious two double bedroom detached park home. Finished to a high standard throughout and has had high quality cladding installed externally. This property comprises of a welcoming porch, a newly fitted kitchen, dining room, lounge, two double bedrooms and a fitted bathroom suite. Externally, this property boasts well maintained gardens to four sides and a raised decking area, ideal for those wanting to sit out. Viewings are highly recommended and can be arranged by the Littleborough Hunters office. \*PLEASE NOTE, THIS PROPERTY IS LOCATED ON AN OVER 50 SITE\*

#### Entrance Porch

8'0" x 5'1" (2.45 x 1.55)

A welcoming entrance porch with access to the dining room.

#### Kitchen

10'7" x 8'0" (3.23 x 2.45)

A newly fitted high gloss kitchen, comprising of a range of wall and base units, sink, gas hob with over the head extractor fan and integrated appliances including fridge freezer, oven and microwave. The combi boiler can be located in the kitchen and plumbing for a washing machine.

#### Dining Room

8'0" x 7'7" (2.45 x 2.32)

An open plan dining area with window to the side elevation.

#### Lounge

15'2" x 11'8" (4.63 x 3.57)

A bright and spacious lounge with external door leading to the raised decked area.

#### Inner Hallway

With internal doors to the lounge, kitchen, two double bedrooms and the bathroom.

#### Bedroom 1

14'0" x 10'0" (4.29 x 3.06)

A double bedroom located to the front of the property with fitted

wardrobes and furniture. Dual aspect windows to the front and side.

#### Bedroom 2

10'11" x 9'8" (3.35 x 2.95)

A further double bedroom with fitted wardrobes and furniture. Window to the side.

#### Bathroom

6'10" x 5'6" (2.10 x 1.68)

A fully tiled bathroom suite, comprising of a bath with over the head shower, wash hand basin and low level WC.

#### Garden

Well maintained gardens to all four sides, storage shed and a raised decked area, ideal for those wanting to sit out.

#### Parking

Driveway parking can be located to the side of the property.

#### Material Information - Littleborough

Tenure Type; LEASEHOLD

Ground rent: £110.00 per month

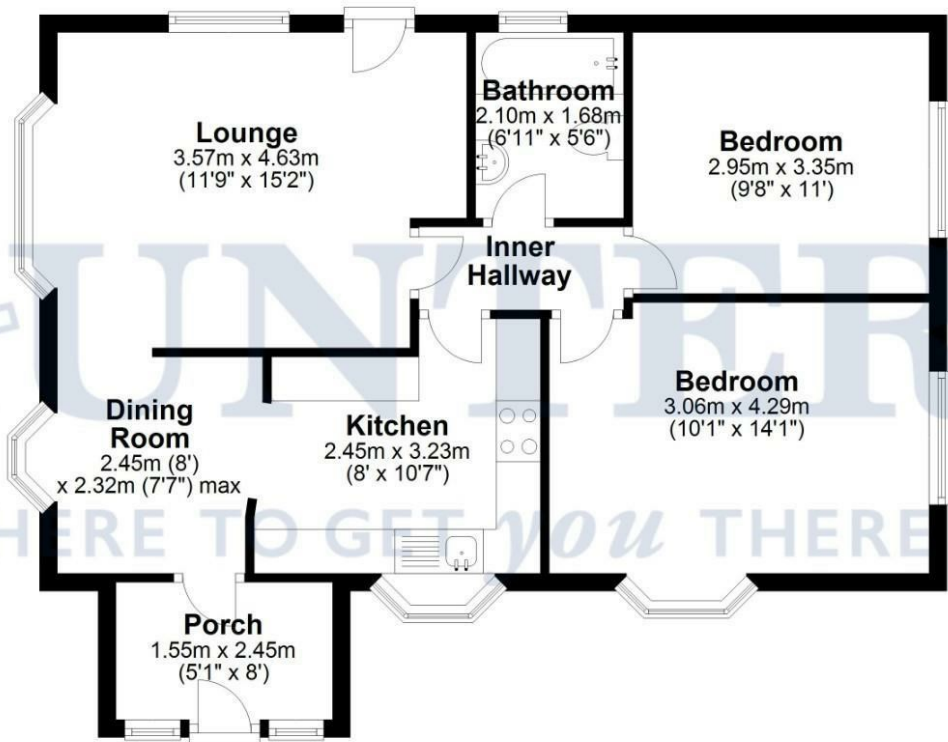
Council Tax Banding; ROCHDALE  
COUNCIL BAND A



Floorplan

Ground Floor

Approx. 64.9 sq. metres (698.3 sq. feet)



Total area: approx. 64.9 sq. metres (698.3 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  
Plan produced using PlanUp.



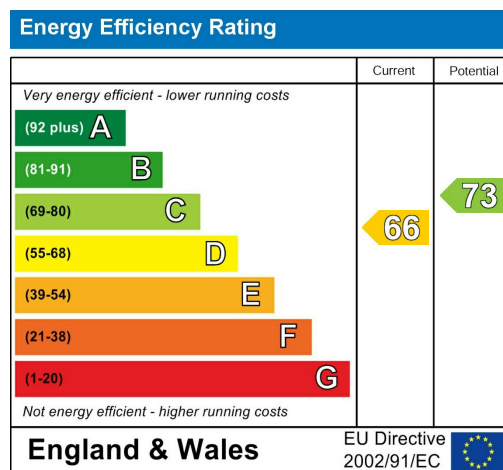








## Energy Efficiency Graph



## 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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