

HUNTERS[®]

HERE TO GET *you* THERE



Elmore Wood

Bents Farm Estate, Littleborough, OL15 8RJ

£400,000



- DETACHED EXTENDED FAMILY HOME
- CLOSE TO COUNTRYSIDE & LITTLEBOROUGH CENTRE
- EXTENDED MODERN KITCHEN
- GENEROUS GARDENS DRIVEWAY AND GARAGE
- COUNCIL TAX BAND E
- POPULAR BENTS FARM LOCATION
- THREE RECEPTION ROOMS
- FOUR BEDROOMS
- FREEHOLD
- EPC RATING D

Tel: 01706 390 500

Elmore Wood

Bents Farm Estate, Littleborough, OL15 8RJ

£400,000



Hunters Estate Agents are pleased to present this beautifully maintained, extended detached family home, situated in one of Littleborough's most desirable areas on Bents Farm, off Starring Way. Set on a generous plot, the property offers spacious living accommodation and ample potential for further extension. The ground floor briefly comprises an entrance hall, a downstairs WC, a bright and airy lounge, a second sitting room, a dining room, and a kitchen breakfast room. On the first floor, you'll find four bedrooms, including a master with an en-suite shower facilities, and a family bathroom. The integral garage provides excellent space and conversion potential. The surrounding gardens have been meticulously landscaped, and a driveway offers ample off-road parking. This prime location offers easy access to all local amenities, including sought-after primary schools, shops, cafés, restaurants, and the mainline train station with direct routes to Leeds and Manchester. A viewing is strongly recommended to fully appreciate all that this wonderful home has to offer.

Entrance Porch and Hall

The entrance porch, thoughtfully added by the current owners to provide useful space before entering the home, leads into a spacious and welcoming entrance hall. The hallway offers a warm welcome with stairs leading up to the upper floors, setting the tone for the rest of the home.

Downstairs WC

5'0" x 5'0" (1.54 x 1.54)

A useful downstairs WC, featuring a white WC and wash hand basin, is conveniently located with a window to the front aspect, offering natural light.

Lounge

15'10" x 10'5" (4.83 x 3.18)

The spacious lounge boasts beautiful wood flooring and a feature fireplace. Sliding doors open up to the garden, creating a seamless connection between indoor and outdoor living.

Sitting Room

13'1" x 9'8" (3.99 x 2.97)

The cosy sitting room features a window with a front aspect, allowing plenty of natural light, and an archway leading through to the dining room.

Dining Room

7'9" x 12'5" (2.38 x 3.80)

The dining room, accessed from the sitting room, offers a door leading into the kitchen and a large, useful storage cupboard. A window to the side aspect allows natural light to fill the space.

Kitchen

18'5" x 13'3" (5.63 x 4.04)

The extended kitchen boasts a high-quality design, featuring a large central island with seamless electric sockets integrated into the worktops. Fully equipped, including an integrated dishwasher, built-in Neff oven, grill, and microwave, a gas hob, washing machine, and tumble dryer. The kitchen also offers a full-length fridge and freezer, along with larger cupboards providing ample storage space. Truly a fabulous kitchen, with windows and doors overlooking the garden, bringing in natural light and offering lovely views.

Landing

The landing provides access to the loft space and bedroom areas, offering a convenient layout that leads to the upper rooms.

Bedroom 1

12'3" x 10'7" (3.74 x 3.23)

Comfortable double room, featuring fitted wardrobes and a window to the front aspect. It also benefits from a door leading to an en-suite area with a shower and sink unit.

Bedroom 2

12'3" max x 9'1" (3.74 max x 2.79)

second double bedroom, complete with a fitted wardrobe and a window to the front aspect, allowing natural light to fill the space.

Bedroom 3

8'11" x 7'10" (2.73 x 2.40)

Features fitted furniture and overlooks the rear garden, offering a peaceful view.

Bedroom 4

11'1" x 6'0" (3.40 x 1.84)

Currently fitted out as an office space but would also make an ideal room for a child, offering versatility for different needs.

Family Bathroom

5'8" x 8'7" max (1.73 x 2.64 max)

The family bathroom features a three-piece suite, including a WC, wash hand basin, and a shower over the bath. It also has a heated towel rail, is tiled, and benefits from a window to the rear.

External

To the front, there is a large driveway providing ample parking for several cars, with access to the integral garage. The property also has access to both sides, leading to the rear garden. The spacious rear garden offers lush lawns, well-established plants, and patio seating areas, perfect for enjoying those warmer days.

Material Information - Littleborough

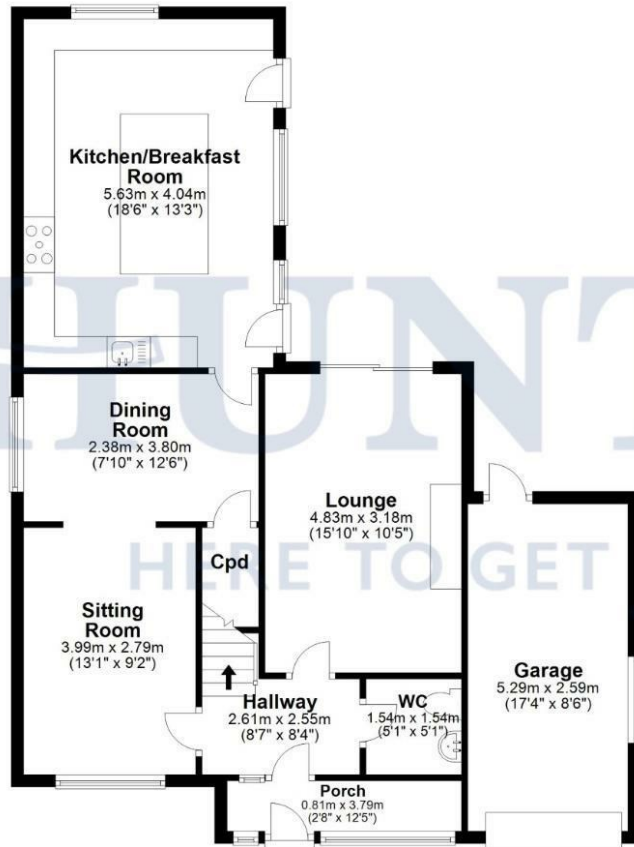
Tenure Type; FREEHOLD

Council Tax Banding; ROCHDALE COUNCIL BAND E

Floorplan

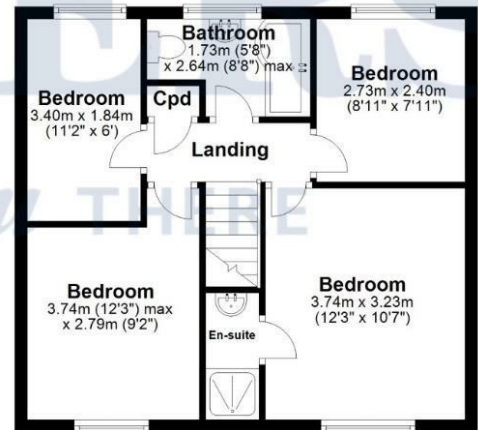
Ground Floor

Approx. 86.9 sq. metres (935.6 sq. feet)



First Floor

Approx. 45.8 sq. metres (493.0 sq. feet)



Total area: approx. 132.7 sq. metres (1428.6 sq. feet)

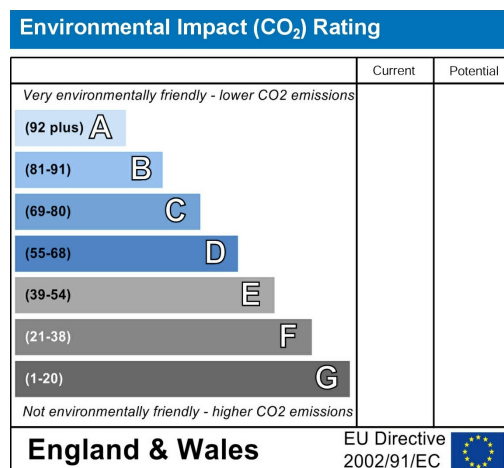
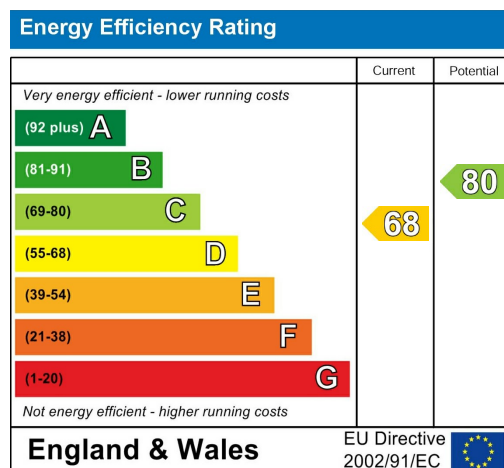
Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own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

