

HUNTERS®

HERE TO GET *you* THERE



Shore Mount

Littleborough, OL15 8EN

£199,950



- BEAUTIFULLY PRESENTED MID TOWNHOUSE
- MODERN KITCHEN AND BATHROOM WITH UNDER FLOOR HEATING
- CLOSE TO VILLAGE AND COUNTRYSIDE
- GARAGE AND PARKING
- EPC RATING C
- THREE BEDROOMS
- HIGHLY POPULAR LOCATION
- GARDEN TO FRONT AND REAR
- COUNCIL TAX BAND B
- LEASEHOLD

Tel: 01706 390 500

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Hunters Estate Agents are pleased to offer this beautifully presented three-bedroom mid-townhouse in a sought-after residential area close to local amenities and open countryside. The ground floor features a spacious living room with a large front-facing window and a modern fitted dining kitchen. The first floor includes three bedrooms, two of which are doubles, along with a family bathroom suite. Externally, the property benefits from gardens to both the front and rear, as well as a single garage. Viewings are highly recommended to fully appreciate this family home.

GROUND FLOOR

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ENTRANCE HALL

a welcoming entrance hall with stair access to the first floor and door leading to the lounge.

LOUNGE

13'8" x 14'2" max (4.19 x 4.33 max)

a spacious lounge with electric feature fireplace, under stairs storage cupboard and glass bi folding doors leading to the dining kitchen. A large window looks out to the front aspect floods the room with plenty of natural light.

DINING KITCHEN

10'3" x 17'3" (3.12 x 5.25)

A modern kitchen comprising of a range of high gloss wall and base units, under floor heating, composite sink, induction hob with over the head extractor fan and integrated appliances including oven, microwave, washing machine and dishwasher. The house wall mounted boiler can be located in the kitchen. The kitchen also offers space for a large dining table and sliding doors leading ...

FIRST FLOOR

FIRST FLOOR

LANDING

8'3" x 7'11" max (2.52 x 2.42 max)

with access to all first floor rooms and access to the loft.

BEDROOM 1

9'10",275'7" x 10'6" (3,84 x 3.21)

a double bedroom located to the front of the property.

BEDROOM 2

11'4" x 8'11" (3.47 x 2.73)

a further double bedroom located to the rear of the property.

BEDROOM 3

7'1" x 7'11" (2.16 x 2.42)

a single bedroom located to the front of the property.

BATHROOM

6'4" x 8'4" (1.93 x 2.54)

a modern bathroom, tiled throughout comprising of a fitted bath, under floor heating, a walk in shower, low level WC, vanity wash basin and heated chrome towel rail.

GARDENS

to the front offers a well maintained garden with both a lawned area and paved seating area. The rear offers a tiered garden with both a raised decking area and a lawn.

GARAGE & PARKING

a single garage located a short distance from the property. Additional street parking can be located outside the property.

Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 941

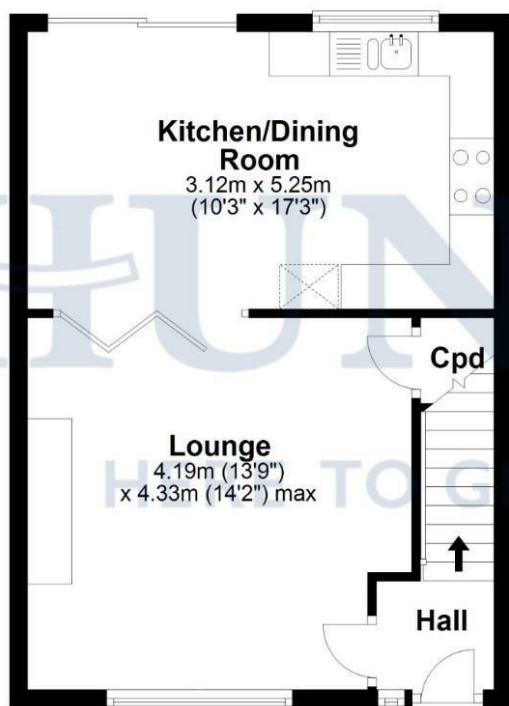
Leasehold Ground Rent Amount: £14.00

Council Tax Banding; ROCHDALE COUNCIL
BAND B

Floorplan

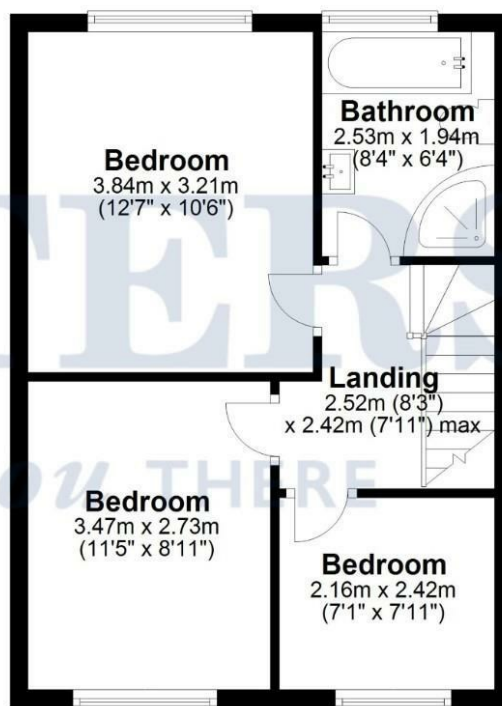
Ground Floor

Approx. 38.9 sq. metres (419.1 sq. feet)



First Floor

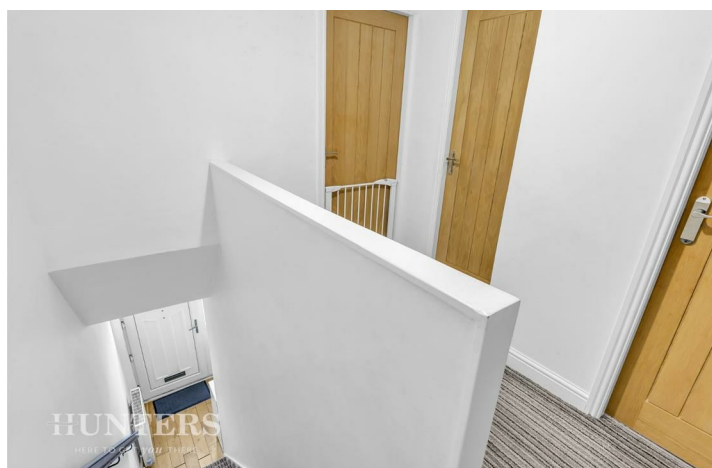
Approx. 38.9 sq. metres (419.1 sq. feet)

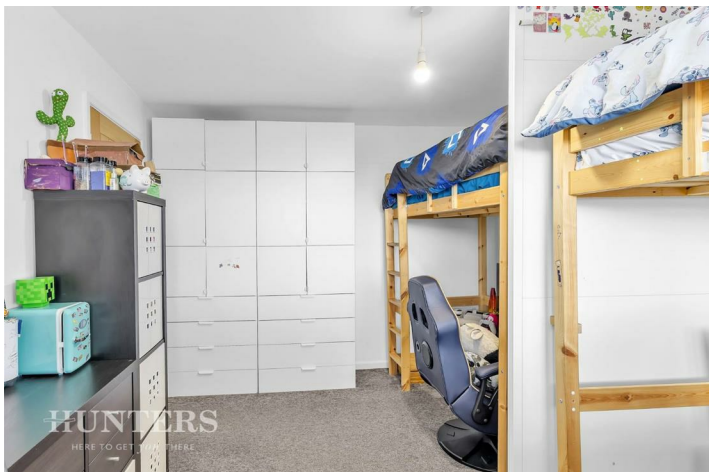


Total area: approx. 77.9 sq. metres (838.2 sq. feet)

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.

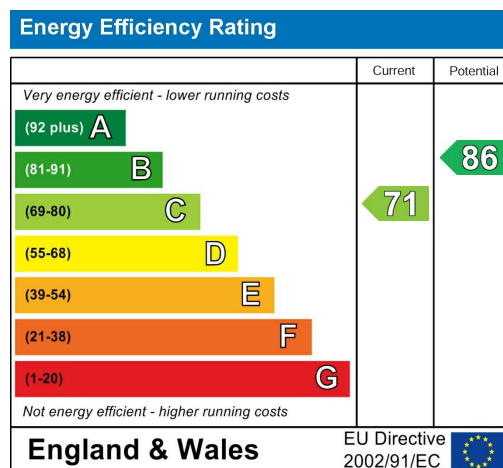
Created by EveryCloud Photography on behalf of Hunters Littleborough
Plan produced using PlanUp.







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>

