

# HUNTERS®

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## Sycamore Close

Bents Farm Estate, Littleborough, OL15 8RN

Offers In Excess Of £325,000



- EXTENDED FAMILY HOME
- SOUGHT AFTER RESIDENTIAL LOCATION
- TWO BATHROOMS PLUS WC
- INTEGRAL GARAGE, DRIVE AND GARDENS
- EPC RATING C
- SPACIOUS FAMILY LIVING ACCOMMODATION
- FOUR BEDROOMS
- KITCHEN DINER PLUS CONSERVATORY
- COUNCIL TAX BAND D
- FREEHOLD

Tel: 01706 390 500

# Sycamore Close

Bents Farm Estate, Littleborough, OL15 8RN

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Hunters Estate Agents are pleased to offer this delightful four-bedroom extended family home, located in the popular Bents Farm development in Littleborough. The property is beautifully presented, with abundant natural light and a warm, inviting atmosphere that is ideal for family living.

Internally, the property features a useful entrance porch, a spacious lounge with a feature media wall, and a well-appointed kitchen diner. There is also a utility room, a cloakroom/WC, and internal access to the garage. A conservatory adds additional space for relaxation or entertaining. On the first floor, you'll find a landing leading to four bedrooms (three of which are doubles), including a master suite with an en-suite bathroom. The family bathroom serves the other bedrooms.

Externally, the property benefits from off-road parking on the driveway, as well as a lovely enclosed rear garden, perfect for family use and outdoor activities.

### Entrance Hall

The entrance hall provides a warm welcome, featuring a staircase leading to the first floor and a doorway offering access to the lounge.

### Lounge

16'2" x 13'1" (4.93 x 3.99)

The lounge is a stylish and inviting space, featuring a large window to the front aspect that allows natural light to flood the room. A modern media wall serves as a focal point. A door leads through to the kitchen, seamlessly connecting the living areas.

### Kitchen Diner

16'2" x 9'4" (4.95 x 2.87)

The kitchen is superbly fitted with a range of modern units and integral appliances, including a built-in oven and a five-burner gas hob with an extractor. A stainless steel bowl sink unit sits beneath a window overlooking the rear garden, bringing in natural light. The tiled floor enhances both style and practicality, while a useful under-stairs storage cupboard provides extra space. Generously sized, the kitchen offers plenty of room for a family dining table. A door leads through to the conservatory and another to the utility room, ensuring a seamless flow throughout the home.

### Utility Room

11'6" x 7'4" (3.51 x 2.26)

The utility room is a fantastic addition to the home, offering practicality and convenience. It provides space and plumbing for white goods, along with fitted wall units and a work surface for additional storage and functionality. The tiled floor ensures durability, while the wall-mounted gas-fired central heating boiler is neatly positioned. A door offers direct access to the garage, adding to the room's practicality.

### Downstairs WC

The downstairs WC is a convenient addition to the home, featuring a modern suite comprising a low-level WC and a wash hand basin. The space is well-lit and neatly finished, providing practicality for guests and everyday use.

### Conservatory

13'4" x 8'11" (4.07 x 2.73)

The conservatory is a bright and spacious room, offering a versatile living area with lovely views of the rear garden. With ample natural light streaming in, it provides a perfect space for relaxation or entertaining. Double doors open onto the rear patio, seamlessly connecting indoor and outdoor living.

### Landing

9'10" x 6'11" (3.02 x 2.12)

The landing provides access to all accommodation and features a hatch for loft access, offering additional storage potential. This well-lit space enhances the flow of the home, connecting the bedrooms and bathroom seamlessly.

### Bedroom 1

13'5" x 8'1" (4.10 x 2.48)

Spacious double bedroom, an extended room situated over

the garage, offering ample space for furnishings. A large window to the front aspect allows natural light to fill the room, creating a bright and inviting atmosphere.

### En-Suite Shower Room

7'6" x 4'0" (2.29 x 1.22)

The en-suite is fitted with a modern three-piece suite, comprising a shower enclosure, a wash hand basin, and a low-level WC. Stylish and practical, it provides a private and convenient addition to the main bedroom.

### Bedroom 2

14'9" x 8'11" (4.51 x 2.73)

Second bedroom is a generously sized double room, featuring a window to the front aspect that allows for plenty of natural light. This versatile space is perfect as a guest room or children's bedroom.

### Bedroom 3

10'9" x 8'11" (3.29 x 2.73)

The third bedroom is a spacious double, featuring a rear aspect with views overlooking the garden. It offers plenty of natural light and ample space.

### Bedroom 4

9'8" x 6'11" (2.95 x 2.12)

The fourth bedroom is a good-sized single room, ideal for children or as a fantastic home office. With its front aspect, it enjoys natural light, offering a comfortable and versatile space.

### Family Bathroom

6'11" x 5'8" (2.12 x 1.73)

The bathroom boasts a white modern three-piece suite, including a shower over the bath, WC, and wash hand basin. The fully tiled walls enhance the sleek, contemporary feel of the space, while a window to the rear aspect provides natural light.

### Integral Garage & Drive

16'9" x 8'1" (5.11 x 2.48)

The driveway provides off-road parking, while the integral garage offers additional storage space or the potential for conversion.

### Gardens

The property features a lawn garden to the front, adding to its curb appeal, while the rear offers a spacious family garden, perfect for outdoor enjoyment and relaxation.

### Material Information - Littleborough

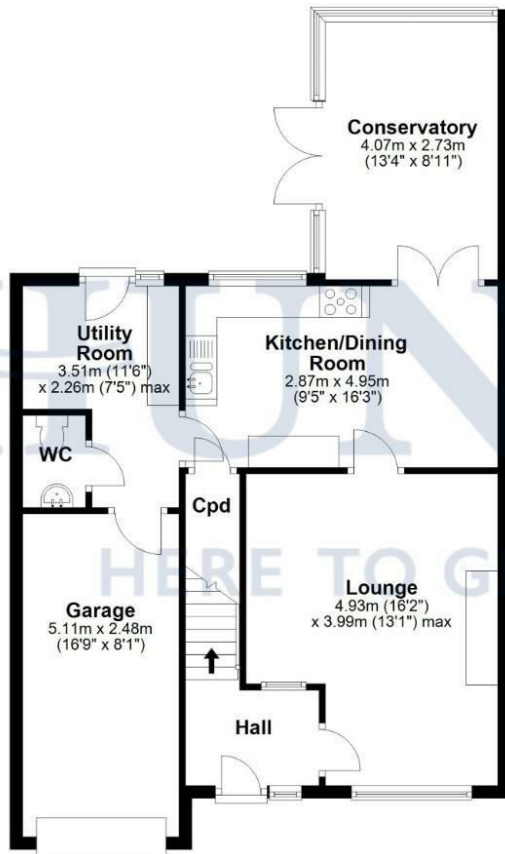
Tenure Type; FREEHOLD

Council Tax Banding; ROCHDALE COUNCIL BAND D

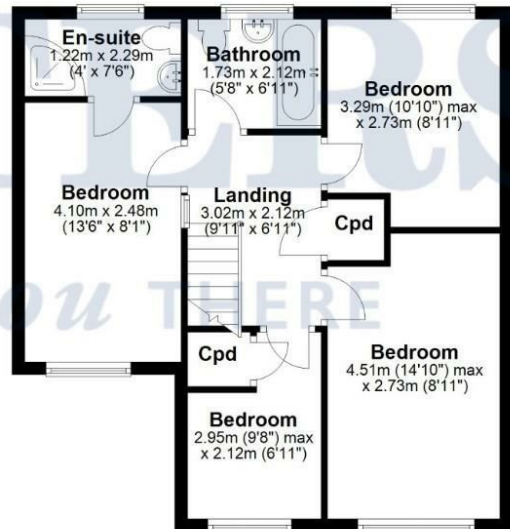


# Floorplan

**Ground Floor**  
Approx. 72.8 sq. metres (784.1 sq. feet)



**First Floor**  
Approx. 53.1 sq. metres (571.0 sq. feet)



Total area: approx. 125.9 sq. metres (1355.2 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.

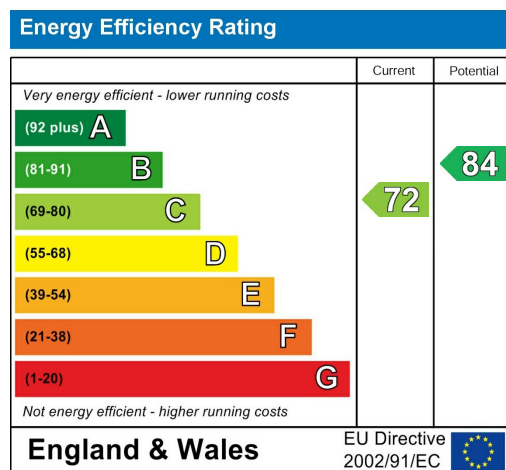








## Energy Efficiency Graph

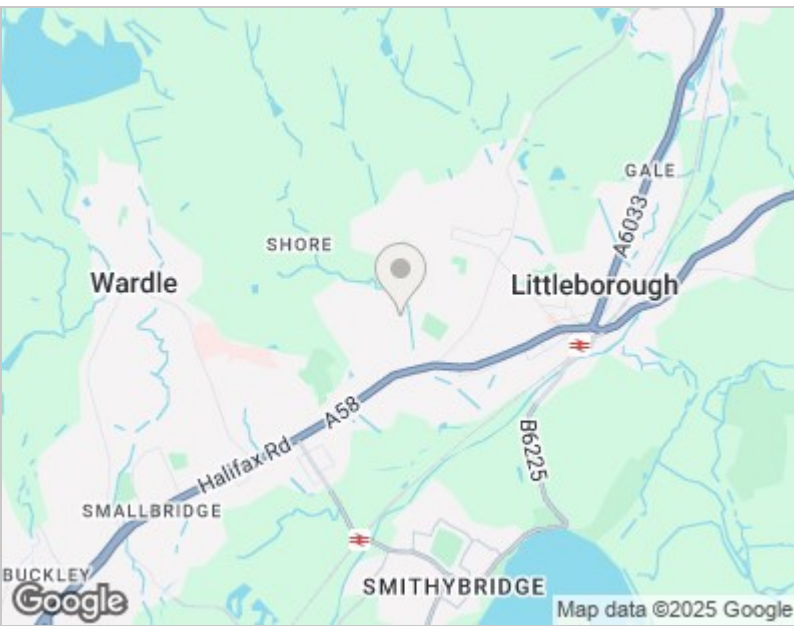


## Viewing

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.

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