

HUNTERS®

HERE TO GET *you* THERE



Kinders Fold

Shore, Littleborough, OL15 9LT

£349,950



- DETACHED FAMILY HOME
- TWO RECEPTION ROOMS, PLUS CONSERVATORY
- CONVERTED GARAGE
- GARDENS TO FRONT & REAR
- COUNCIL TAX BAND E

- FOUR BEDROOMS, MASTER WITH EN SUITE
- UTILITY ROOM AND DOWNSTAIRS WC
- DOUBLE DRIVEWAY
- EPC RATING C
- LEASEHOLD

Tel: 01706 390 500

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A Spacious Four-Bedroom Detached Family Home in Sought-After Shore Location.

Situated on a quiet cul-de-sac in the desirable Shore area, just a short distance from Littleborough village, this impressive four-bedroom detached home offers generous living space and excellent access to local amenities. With shops, schools, and a train station nearby, providing direct links to both Manchester and Leeds city centres, this property is ideally positioned for modern family life.

The ground floor accommodation comprises a welcoming entrance hall, a spacious lounge, a separate dining room, a fully fitted kitchen, utility room, downstairs WC, and a bright conservatory. Additionally, the garage has been thoughtfully converted and is currently used as a playroom, though it lends itself to a variety of uses such as a home office or gym.

Upstairs, there are four well-proportioned bedrooms, including a master bedroom with en suite, and a modern family bathroom suite.

Externally, the property benefits from a lawned garden and double driveway to the front, with a private, enclosed garden at the rear, perfect for outdoor entertaining or family relaxation.

Early viewings are highly recommended to fully appreciate the space and quality of this fantastic family home.

Entrance Lobby

With a door leading into the hallway with stairs up to the first floor and a door through to the Lounge.

Lounge

11'9" x 17'8" (3.58 x 5.39)

A spacious room with a corner bay window to the front aspect and an arch way through to the dining room.

Dining Room

8'9" x 11'9" (2.67 x 3.58)

An open plan feel with the archway through from the lounge, sliding glass doors into the conservatory at the rear and a door into the kitchen.

Conservatory

8'10" x 10'5" (2.7 x 3.17)

A light and bright multi-purpose space with double doors leading out into the rear garden.

Breakfast Kitchen

8'9" x 12'5" (2.67 x 3.78)

With a range of fitted base and wall units, a breakfast bar and a selection of integrated appliances including a fridge freezer, dishwasher, gas hob with extractor fan, stainless steel sink. There is the added benefit of a walk in storage cupboard/pantry and a door leading into the rear garden.

Cloakroom/WC

3'6" x 4'9" (1.06 x 1.45)

With a low level WC, wash hand basin and a window to the side aspect.

Utility Room

4'9" x 5'0" (1.45 x 1.52)

A useful space for any family home with a stainless steel sink, space and plumbing for a washing machine and tumble dryer.

Play Room

7'10" x 15'11" (2.38 x 4.85)

Converted from the former integral garage, currently utilised as a play room but an ideal space for a variety of uses e.g. a home gym or office.

Landing

6'0" x 8'8" (1.83 x 2.64)

Access to all first floor rooms and the boarded loft space.

Master Bedroom

7'10" x 18'5" (2.38 x 5.61)

A spacious principal bedroom with fitted wardrobes and access to the en suite shower room.

En-Suite Shower Room

5'6" x 7'10" (1.68 x 2.38)

With a walk-in shower, wash hand basin, low level WC and a frosted glass window to the rear aspect.

Bedroom 2

8'9" x 14'4" (2.67 x 4.38)

A second double bedroom located at the front of the property.

Bedroom 3

8'9" x 9'7" (2.67 x 2.91)

A further double bedroom located at the rear of the property.

Bedroom 4

6'9" x 9'5" (2.06 x 2.87)

A single bedroom located at the front of the property with a storage cupboard. Currently used as a home office.

Bathroom

5'6" x 6'0" (1.68 x 1.83)

A fitted three piece bathroom suite with a panelled bath, wash hand basin, low level WC, tiled walls and a frosted glass window to the rear aspect.

Gardens & Parking

A lawn garden to the front with a double driveway providing off road parking. The private, enclosed rear garden is mainly laid to lawn with a patio seating area and a wooden storage shed.

Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 968

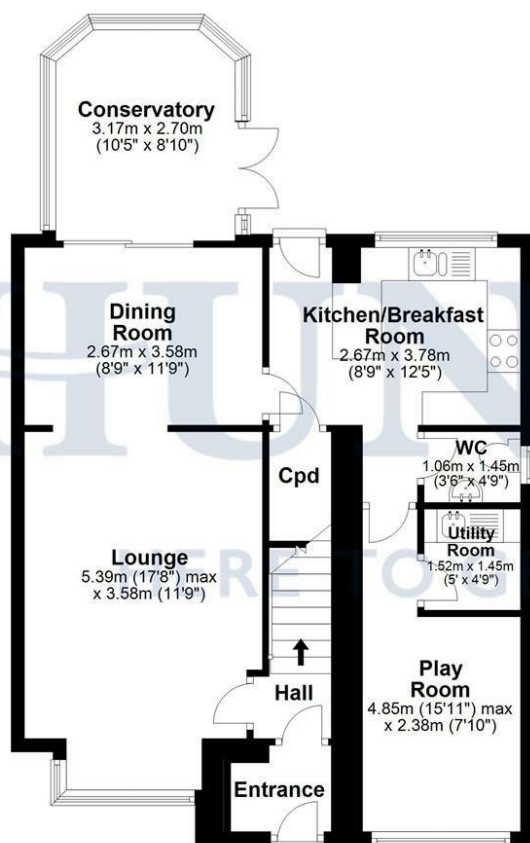
Leasehold Ground Rent Amount: £100.00

Council Tax Banding; ROCHDALE COUNCIL
BAND E

Floorplan

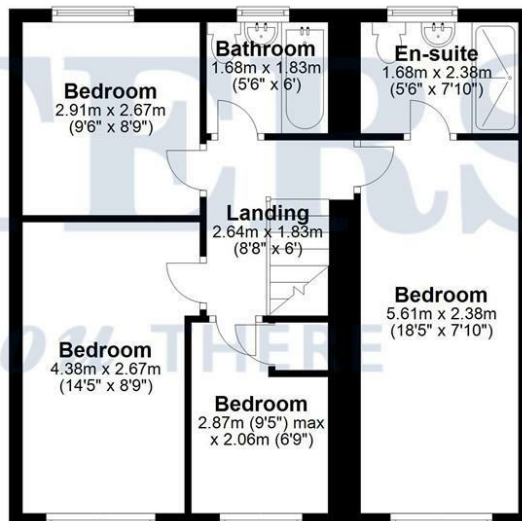
Ground Floor

Approx. 71.9 sq. metres (774.3 sq. feet)



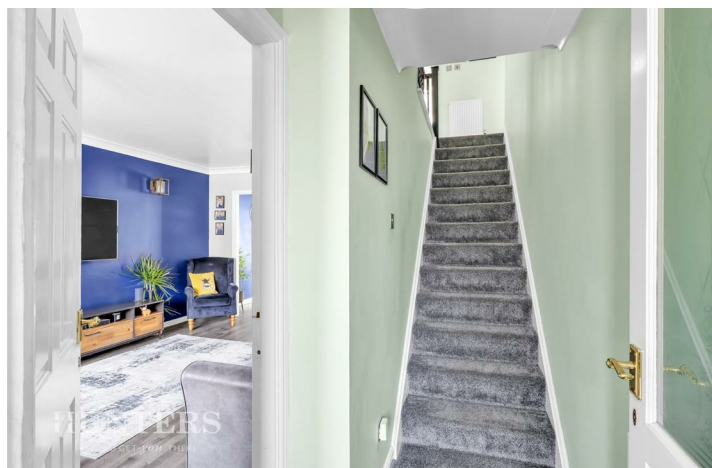
First Floor

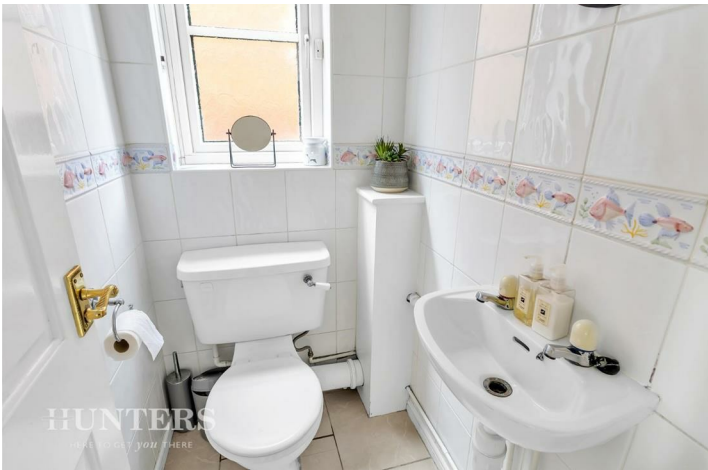
Approx. 55.1 sq. metres (593.6 sq. feet)



Total area: approx. 127.1 sq. metres (1367.8 sq. feet)

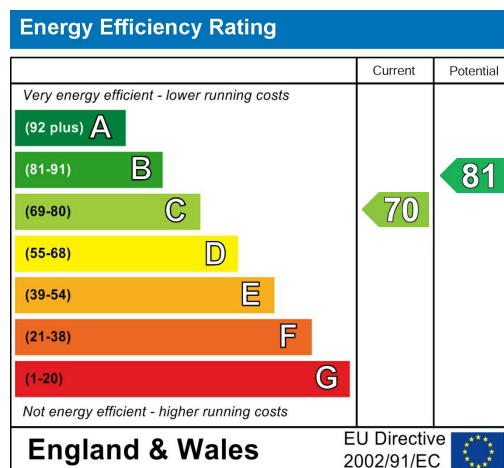
Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.
Created by EveryCloud Photography on behalf of Hunters
Plan produced using PlanUp.







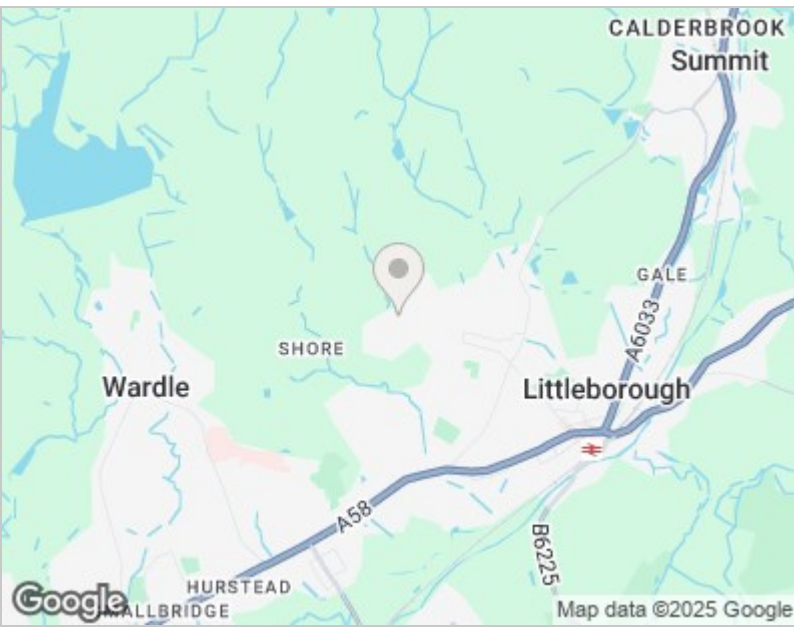
Energy Efficiency Graph



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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