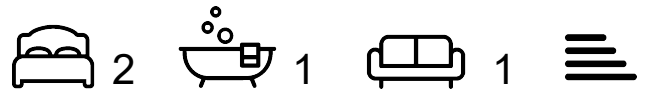




## Hollingworth Lake Caravan Park

Littleborough, OL15 0AS

£145,000

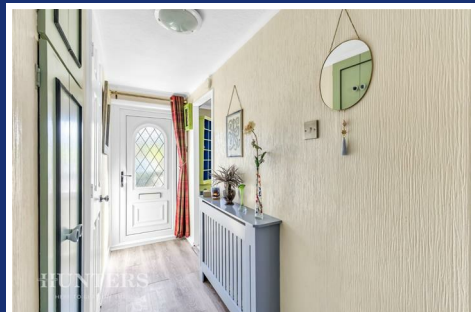


- DETACHED PARK HOME
- PRIVATE DEVELOPMENT NEXT TO HOLLINGWORTH LAKE
- LIGHT AND AIRY THROUGHOUT
- GARDENS TO SIDE AND REAR
- LEASEHOLD
- OVER 50'S ONLY
- DRIVEWAY PARKING FOR TWO CARS
- TWO DOUBLE BEDROOMS
- COUNCIL TAX BAND A

# Hollingworth Lake Caravan Park

Littleborough, OL15 0AS

£145,000



Tucked away within a peaceful and private development, and just a short stroll from the scenic Hollingworth Lake Nature Reserve, this beautifully presented two-bedroom detached park home offers surprisingly spacious accommodation.

Immaculately maintained and finished to a high standard, the property features a welcoming entrance porch, a stylish newly fitted kitchen, a bright and comfortable lounge, two well-proportioned double bedrooms, and a contemporary bathroom suite.

Externally, the home enjoys attractive and well established gardens to all four sides, a decked seating area, ideal for outdoor relaxation, useful storage outhouse and the rare benefit of off-road parking for two vehicles.

Early viewing is strongly recommended and can be arranged through the Littleborough Hunters office.

Please note: This property is located on a residential site exclusively for residents aged 50 and over.



### Entrance Hall

A welcoming entrance hall providing access to the main living areas of the home.

### Lounge

11'7" x 16'0" (3.55 x 4.89)

A bright and spacious lounge featuring windows to both the front and side elevations, allowing for plenty of natural light throughout the day.

### Kitchen

8'0" x 13'0" (2.46 x 3.98)

A stylish and well-appointed kitchen featuring a range of modern units complemented by a classic Belfast sink. Equipped with quality built-in appliances including an oven, combination microwave Neff oven, gas hob, integrated fridge freezer, and dishwasher. A breakfast bar provides a casual dining space, while a rear-facing window offers natural light and a pleasant outlook.

### Side Porch/Utility

Useful side porch with space and plumbing for a washing machine, external door out to the front decking.

### Bedroom 1

9'6" x 10'5" max (2.92 x 3.18 max)

Spacious double bedroom featuring a wall-mounted air conditioning unit and a side window offering picturesque views of the hilltops.

### Bedroom 2

9'5" x 9'9" max (2.89 x 2.98 max)

Well-proportioned double bedroom with dual side-aspect windows, allowing plenty of natural light and offering views towards the surrounding hilltops.

### Shower room

6'2" x 5'8" (1.88 x 1.73)

Modern shower room comprising a three-piece suite including a pedestal wash hand basin,

WC, and a walk-in shower. Rear aspect window provides natural light and ventilation.

### Outside and Parking

Externally, the home enjoys attractive and well established gardens to all four sides, a decked seating area, ideal for outdoor relaxation, useful storage outhouse and the rare benefit of off-road parking for two vehicles.

### Material Information - Littleborough

Tenure Type; LEASEHOLD

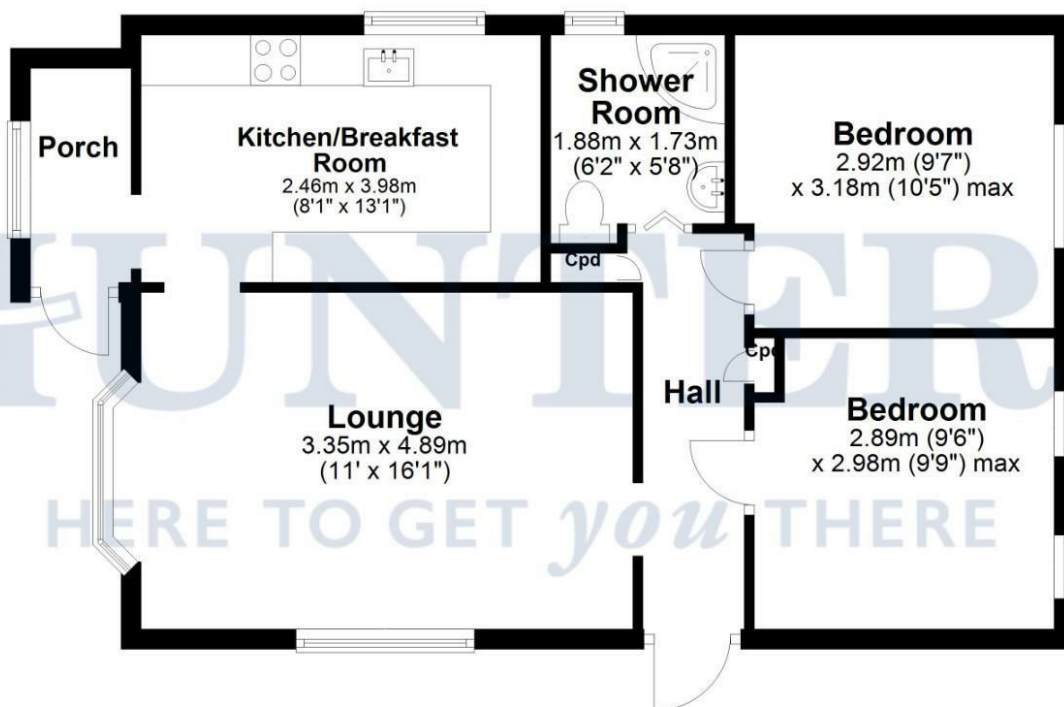
Ground rent: £110.00 per month

Council Tax Banding; ROCHDALE COUNCIL  
BAND A

# Floorplan

## Ground Floor

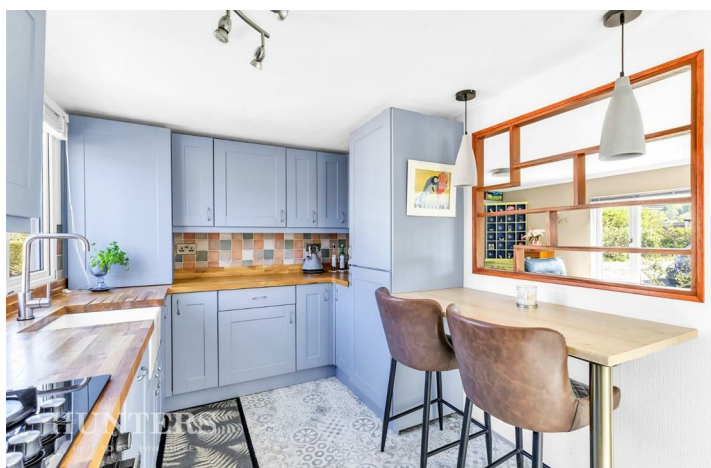
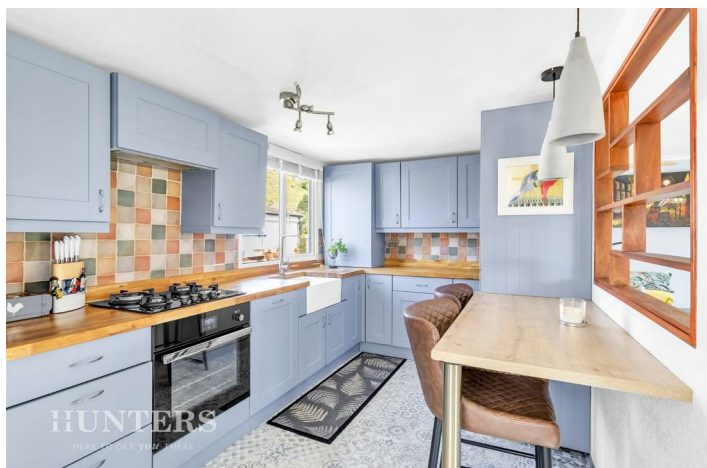
Approx. 56.2 sq. metres (605.0 sq. feet)



Total area: approx. 56.2 sq. metres (605.0 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.



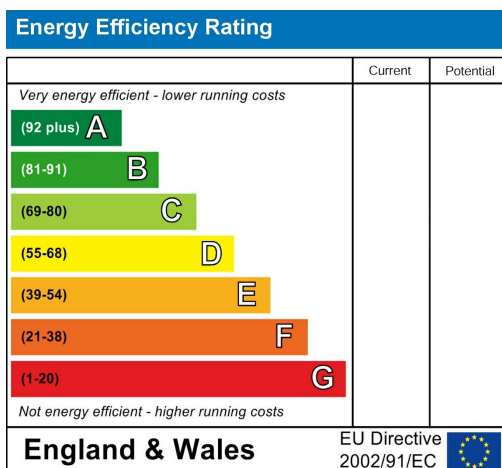








## Energy Efficiency Graph



## Viewing

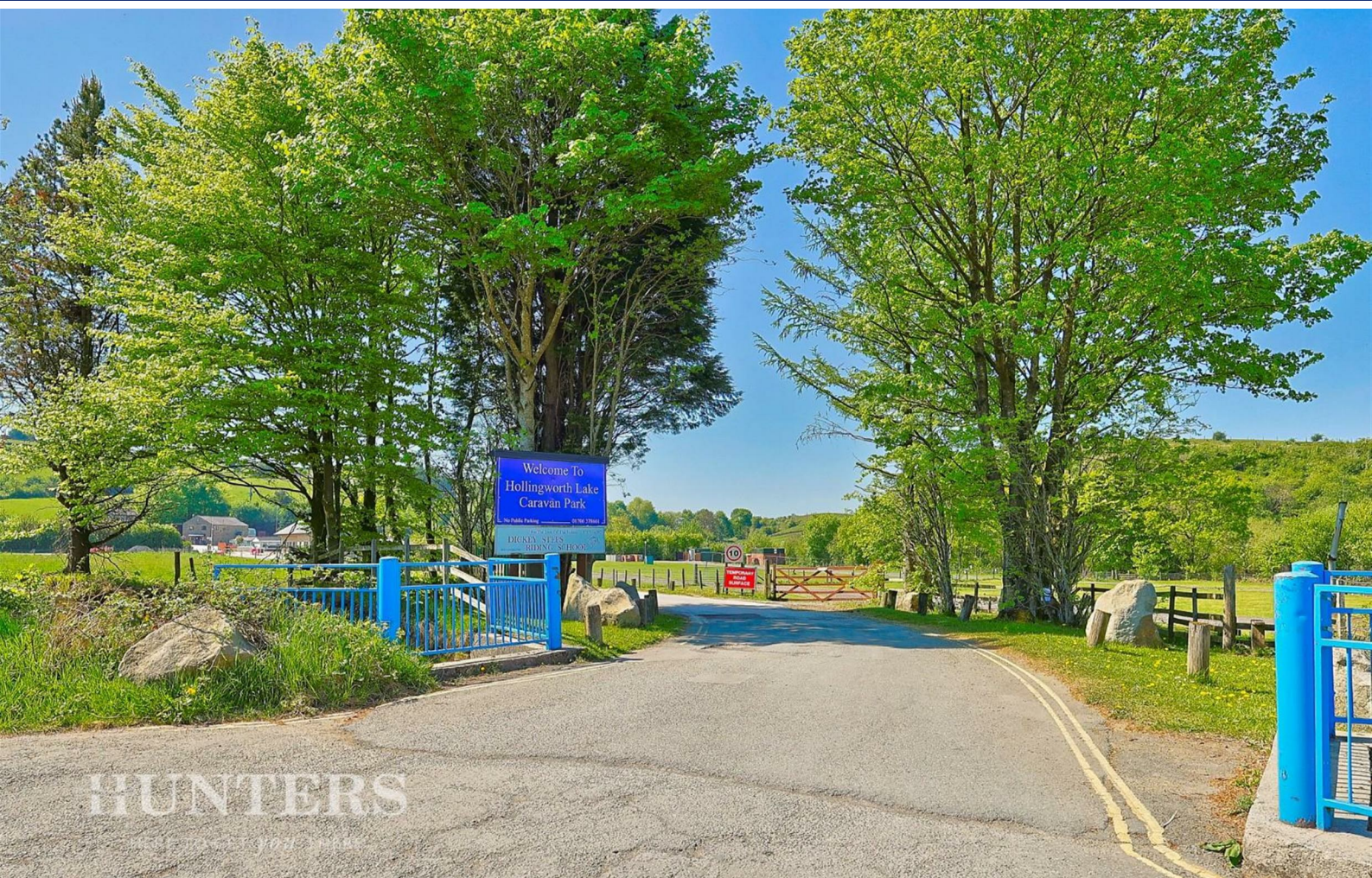
Please contact our Hunters Littleborough Office on 01706 390 500 if you wish to arrange a viewing appointment for this property or require further information.



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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