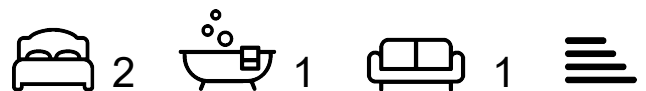




Starring Way

Bents Farm, Littleborough, OL15 8RE

Fixed Asking Price £285,000



- TRUE STYLE BUNGALOW
- BEAUTIFULLY MAINTAINED THROUGHOUT
- CONSERVATORY
- GARDENS, GARAGE AND DRIVEWAY PARKING
- EPC RATING

- HIGHLY DESIRABLE LOCATION
- TWO BEDROOMS
- MODERN SHOWER ROOM
- COUNCIL TAX BAND C
- LEASEHOLD

Starring Way

Bents Farm, Littleborough, OL15 8RE

Fixed Asking Price £285,000



Hunters Estate Agents are proud to present this beautifully maintained two-bedroom, true style bungalow, ideally situated in one of Littleborough's most desirable areas. Immaculately presented and ready to move into, this home offers comfort, convenience, and charm in equal measure making it a rare opportunity not to be missed.

Upon entering, you're welcomed by a spacious hallway featuring two storage cupboards and loft access, ideal for organisation and practicality. The light-filled lounge boasts a feature fireplace, creating a cozy and inviting atmosphere.

The modern kitchen is equipped with a range of contemporary fitted units, perfect for both everyday cooking and entertaining. Both double bedrooms are tastefully decorated, with the master bedroom benefitting from built-in wardrobes.

A highlight of the home is the modern shower room, finished with high-quality fixtures and fittings. To the rear, the conservatory serves as a spacious second reception room, offering a lovely outlook over the landscaped rear garden.

Outside, the property continues to impress with beautifully maintained gardens to both the front and rear enjoying open views of the surrounding hillside. The driveway provides off-road parking and leads to a single garage, offering additional storage or workshop potential.

This is a home that truly must be seen to be fully appreciated. Contact Hunters today to arrange your viewing.

ENTRANCE HALL

An inviting and welcoming hallway which is accessed via the main door to the side of the property. The hallway provides two useful storage cupboards. There is also access to the loft space.

LOUNGE

17'10" max x 11'0" (5.46 max x 3.37)

Light and bright room that has a lovely feature fireplace. A large window looks out to the front aspect.

KITCHEN

10'8" max x 9'4" (3.26 max x 2.87)

A range of quality base and wall units with a built in electric oven and gas hob as well as integrated appliances including washing machine, fridge and freezer. Splash back tiled walls. A window looks out to the front aspect.

CONSERVATORY

9'0" x 11'3" (2.76 x 3.43)

A fantastic addition to provide extra living accommodation, with laminate flooring and electric fitted blinds, doors open out onto the garden and an internal door into the garage.

BEDROOM 1

14'6" x 11'0" (4.43 x 3.37)

Spacious double bedroom with a range of fitted bespoke wardrobes. A window looks out over the rear garden.

BEDROOM 2

10'0" x 9'4" (3.07 x 2.87)

Second bedroom which could also be used as a dining room.

SHOWER ROOM

7'7" x 6'0" (2.32 x 1.84)

Modern three piece suite briefly comprising of a low level WC, wash hand basin and walk in

shower. Tiled walls and a heated towel rail, with a window to the side aspect.

GARDENS, GARAGE AND PARKING

The driveway provides off road parking leading to the single garage, which has an up and over door operated by a fob. The gardens have been wonderfully landscaped to both front and rear with an array of well established plants, shrubs and flowers.

Material Information - Littleborough

Tenure Type; Leasehold

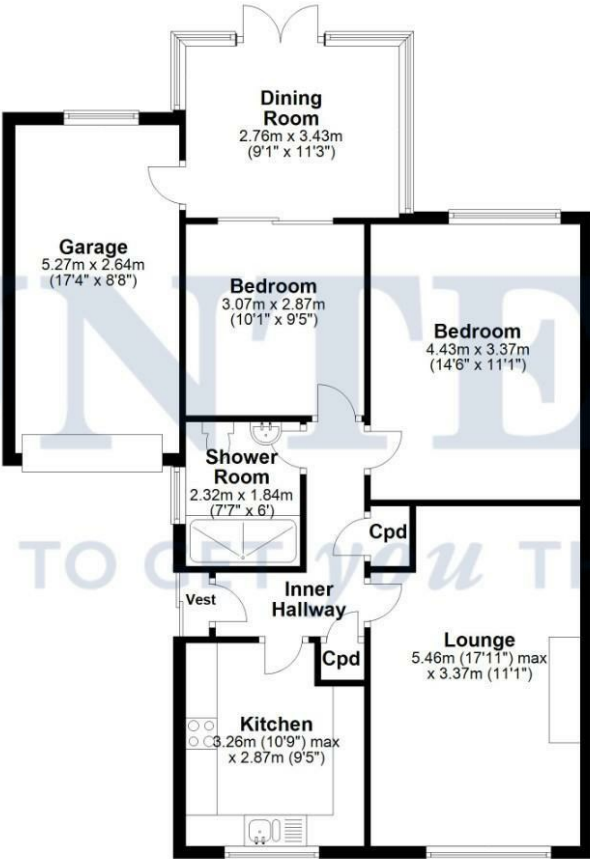
Leasehold Years remaining on lease; 946

Leasehold Annual Service Charge Amount
£17.50

Council Tax Banding; Band C

Floorplan

Ground Floor
Approx. 87.4 sq. metres (941.2 sq. feet)



Total area: approx. 87.4 sq. metres (941.2 sq. feet)

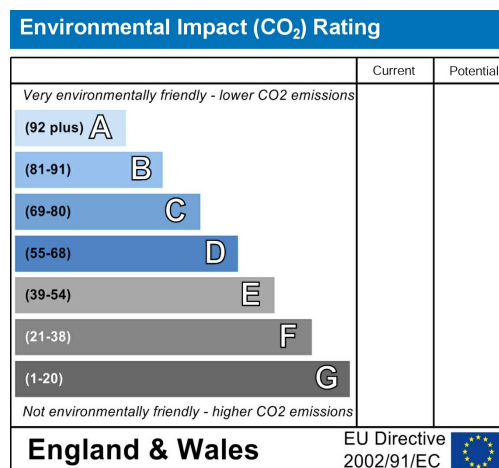
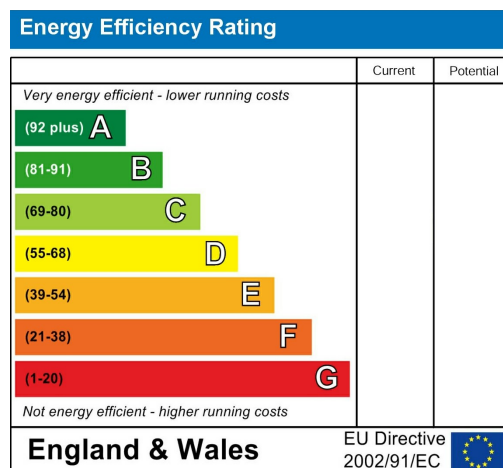
Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own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







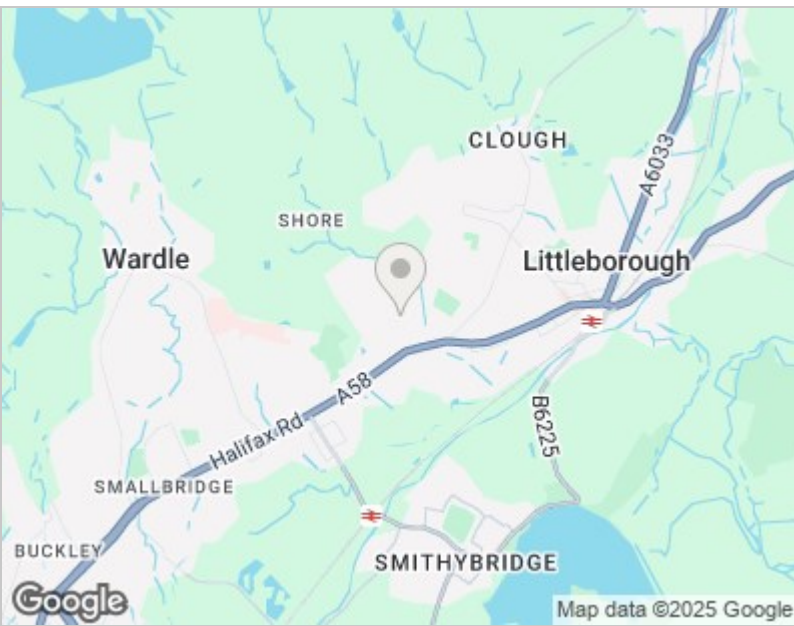
Energy Efficiency Graph



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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