HUNTERS®

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Shore Mount

Littleborough, OL15 8EW

£210,000

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- NO ONWARD CHAIN
- THREE-BEDROOM MID-TERRACED PROPERTY
- FABULOUS FAR-REACHING VIEWS
- DETACHED GARAGE & REAR PARKING
- ATTIC ROOM PROVIDING VERSATILE SPACE
- SOUGHT-AFTER RESIDENTIAL LOCATION
- COUNCIL TAX BAND B
- LEASEHOLD
- EPC RATING C

Tel: 01706 390 500

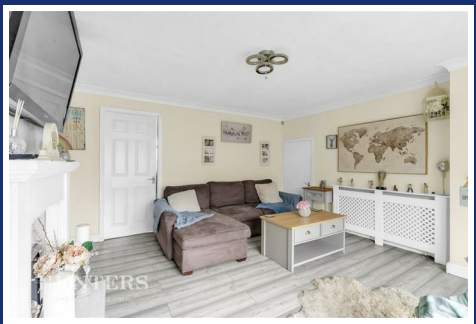
Shore Mount

Littleborough, OL15 8EW

£210,000







Hunters Estate Agents are pleased to present this THREE-BEDROOM MID-TERRACED PROPERTY, enjoying fabulous far-reaching views, a detached garage and off-road parking to the rear. Offered for sale with NO ONWARD CHAIN, the property provides spacious and versatile accommodation, with excellent potential for purchasers looking to make a home their own.

Situated in a highly sought-after residential location, just a short distance from Littleborough village centre and its excellent range of amenities, including independent shops, well-regarded schools and the mainline railway station, providing direct access to both Manchester and Leeds. The property is also ideally placed for beautiful countryside walks and surrounding open spaces.

The accommodation briefly comprises a lounge, spacious kitchen diner, three bedrooms and a family bathroom. In addition, there is a useful attic room, offering versatile space suitable for a variety of purposes, such as a home office or hobby room.

The property benefits from gas central heating and double glazing, although some updating and modernisation would allow buyers to put their own stamp on the accommodation.

Externally, the property enjoys fabulous far-reaching views across the surrounding area, while to the rear is a detached garage and off-road parking, a particularly desirable feature.

Offering generous accommodation, a convenient location and plenty of potential, this property presents an excellent opportunity for a variety of purchasers, including first-time buyers, families and those seeking a property they can improve to their own taste.

Offered for sale with NO ONWARD CHAIN, early viewing is highly recommended to appreciate the space, potential and wonderful outlook this property has to offer.

Hall
The entrance hall is bright and welcoming area, with the stairs that lead to the first floor and a door into the living room.

Lounge
13'10" x 14'3" (4.22m x 4.36m)
The lounge provides a comfortable living space with natural light flooding in from the large front window. A fireplace with a mantelpiece serves as a central feature within this spacious room.

Kitchen/Dining Room
10'0" x 17'3" (3.05m x 5.27m)
This kitchen and dining room is a bright and practical space, with a range of base and eye level units, with a built in oven, hob and extractor hood. The kitchen is fitted with integrated appliances and offers ample storage and further space and plumbing for a dish washer, washing machine and fridge freezer. A rear door and windows provide access and views to the garden, flooding the room with natural light and creating a pleasant atmosphere.

Landing
8'4" x 7'11" (2.54m x 2.41m)
Provides access to the bedrooms and bathroom along with access to the loft room, via a pull down ladder.

Bedroom 1
12'7" x 10'3" (3.84m x 3.13m)
The main double bedroom has a large window that fills the room with daylight and boasts fantastic far reaching views. The room comfortably fits a double bed, with a range of fitted wardrobes.

Bedroom 2
11'7" x 9'1" (3.53m x 2.76m)
Bedroom two is a bright double bedroom, with a front aspect window.

Bedroom 3
7'1" x 7'11" (2.15m x 2.41m)
The third bedroom can house a single bed and has window to the front aspect, that lets in natural light, making it a practical space for a child's bedroom or a study.

Bathroom
7'5" x 6'8" (2.26m x 2.04m)
The bathroom is well-appointed with a corner bath, a separate shower cubicle, and a wash basin set in a vanity unit. The room is fully tiled with light-coloured tiles, creating a clean, fresh, and easy-to-maintain space. A window provides natural light and ventilation.

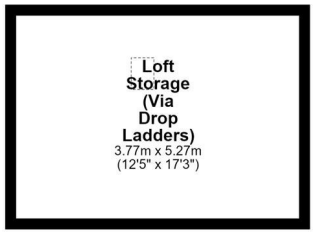
Rear Garden
The rear garden features a paved patio area leading to a substantial garage with a tiled roof. The garden is enclosed by fencing, providing privacy and a secure outdoor space.

Garage
23'1" x 12'7" (7.03m x 3.83m)
The garage is a generous outbuilding with a tiled roof and large windows, offering ample storage or workshop space. It is accessed via the rear garden and provides a practical addition to the property.

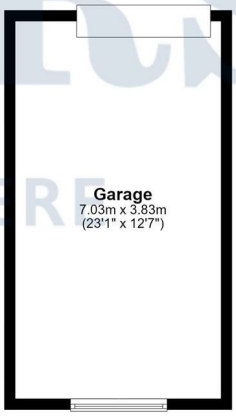
Material Information - Littleborough
Tenure Type; LEASEHOLD
Leasehold Years remaining on lease; 940
Leasehold Ground Rent Amount: £12.00
Council Tax Banding; ROCHDALE COUNCIL BAND B

Floorplan

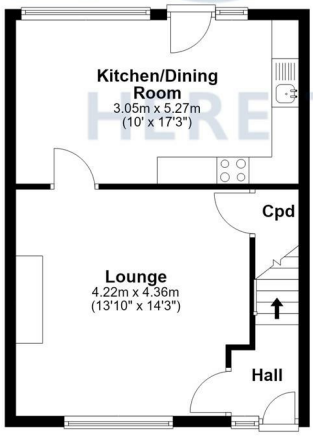
Second Floor
Approx. 19.9 sq. metres (213.9 sq. feet)



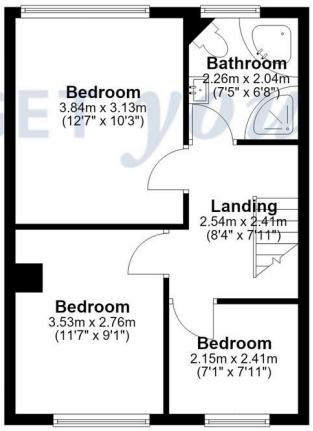
Outbuilding
Approx. 26.9 sq. metres (289.9 sq. feet)



Ground Floor
Approx. 38.8 sq. metres (417.8 sq. feet)



First Floor
Approx. 39.3 sq. metres (422.9 sq. feet)



Total area: approx. 124.9 sq. metres (1344.6 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.



















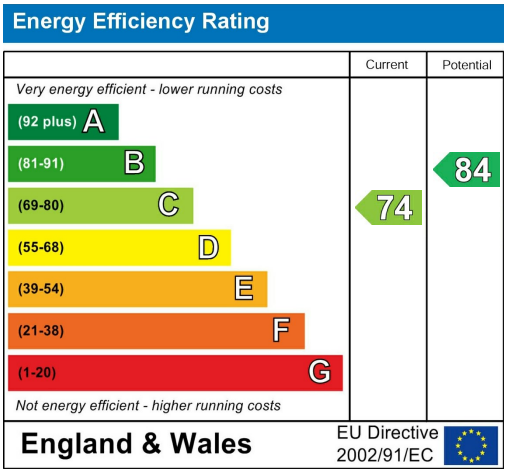


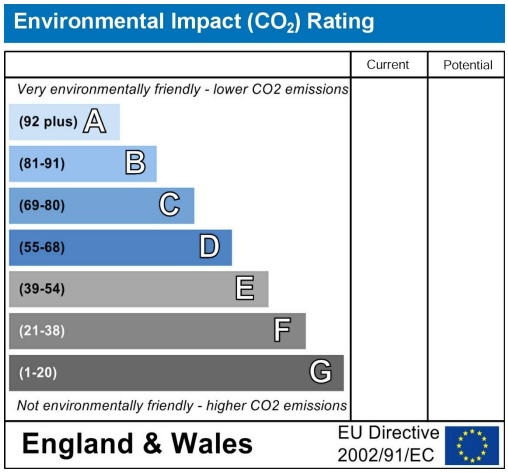






Energy Efficiency Graph

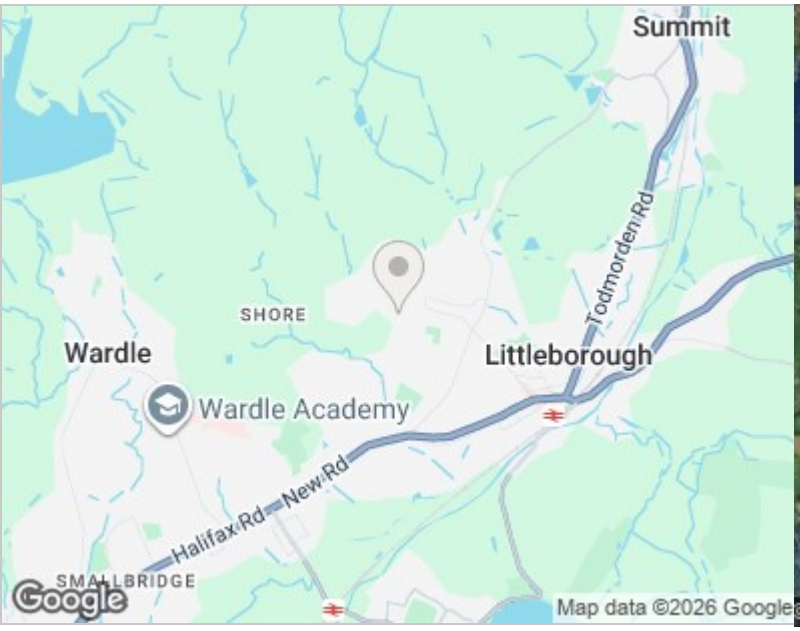




Viewing

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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