HUNTERS®

HERE TO GET *you* THERE



Shore Mount

Littleborough, OL15 8EN

£239,950

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- NO ONWARD CHAIN
- DETACHED GARAGE
- OPEN PLAN LOUNGE DINER
- CLOSE TO VILLAGE AMENITIES
- LEASEHOLD
- POTENTIAL TO EXTEND
- THREE BEDROOM FAMILY HOME
- VIEWS TO THE REAR
- COUNCIL TAX BAND B
- EPC RATING C

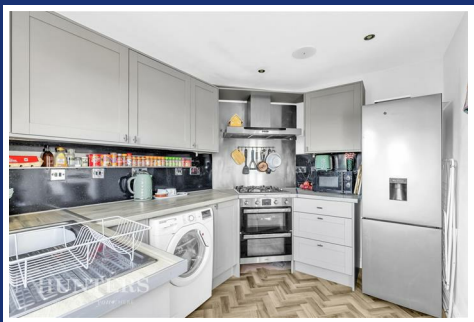
Tel: 01706 390 500

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Occupying a fantastic plot and offering excellent potential to extend (subject to the relevant permissions), this light and airy three-bedroom family home enjoys stunning, far-reaching views to the rear. The garden has been thoughtfully designed to create an ideal entertaining space, while still offering further scope for landscaping and enhancement of the lower garden area.

Having been recently modernised and updated, the property comprises light and bright accommodation offering a through lounge/diner, kitchen, and cellar room. To the first floor are two generous double bedrooms, a single bedroom ideal for a child or home office, and a family bathroom. The property benefits from gas central heating and double glazing throughout.

Externally, there is ample off-road parking to the front and side, along with a garage.

Situated in this sought-after residential area within Shore, Littleborough, the property offers convenient access to a range of local amenities including schools, shops, the village centre, and the mainline train station providing direct links to Leeds and Manchester.

Early viewing is highly recommended to fully appreciate all this home has to offer which is being sold with NO ONWARD CHAIN.

Hall
A welcoming entrance hall, offering a practical space to hang coats and store shoes, with stairs leading to the first floor and door leading to the lounge.

Lounge & Dining Room
24' x 14'4" max (7.30m x 4.38m max)
This generous open-plan lounge and dining room is filled with natural light from a large front-facing window. It features wood-effect flooring and a modern wall-mounted fireplace that adds a cosy focal point. The room comfortably accommodates seating and a dining area, making it a versatile and inviting space.

Kitchen
10'1" x 8' (3.07m x 2.43m)
The kitchen is fitted with a range of wall and base units, complemented by black splashbacks and light work surfaces. It includes integrated appliances such as a gas hob and oven, with space for additional appliances including a washing machine and a freestanding fridge/freezer. A door and window at the rear allow access and views to the garden, filling the space with natural light.

Cellar

Landing
8'6" x 7'9" max (2.59m x 2.37m max)
The first-floor landing is bright and airy with access to all bedrooms and bathroom.

Bedroom 1
12'4" x 10'7" (3.77m x 3.22m)
This well-proportioned double bedroom enjoys a bright aspect thanks to a large window overlooking the rear.

Bedroom 2
11'3" x 9'3" (3.43m x 2.83m)
A further double bedroom that benefits from natural light through its front-facing window.

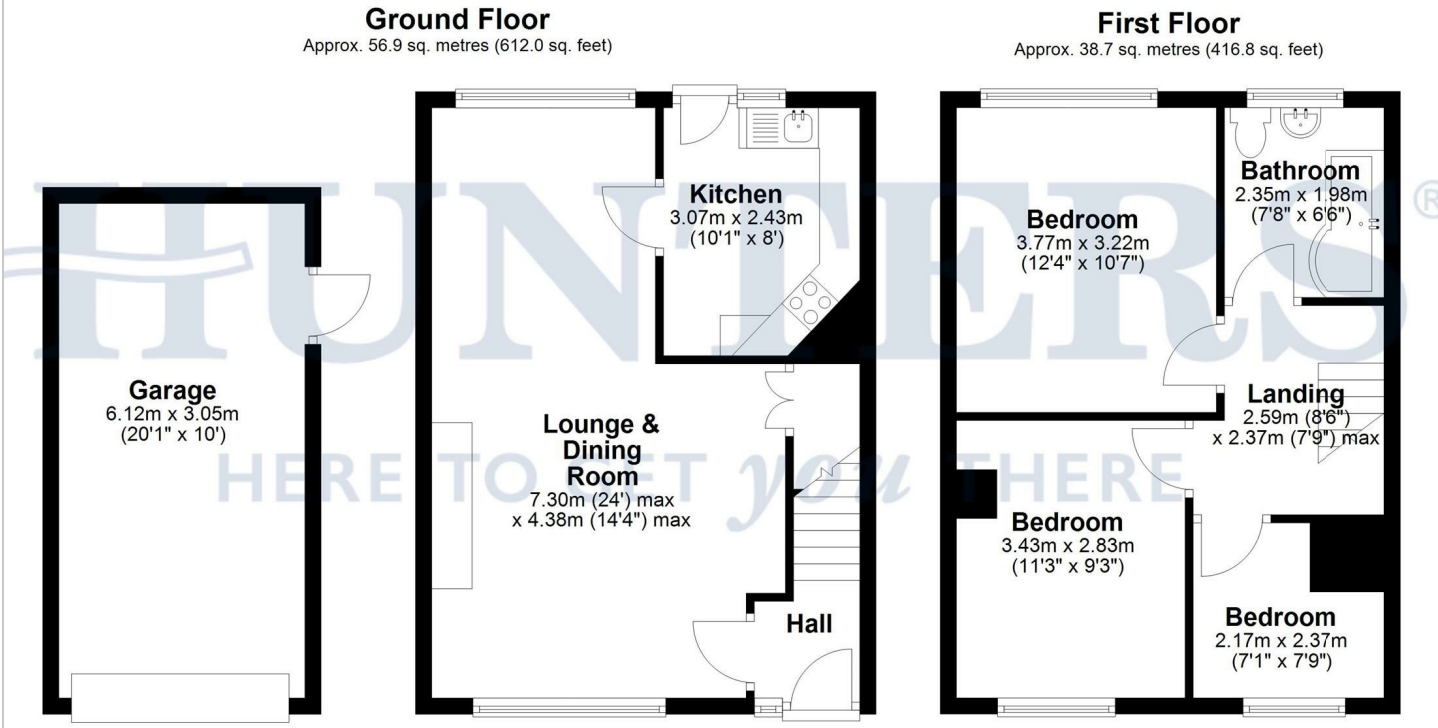
Bedroom 3
7'1" x 7'9" (2.17m x 2.37m)
A cosy third bedroom, ideal for a child's room or a home office with a window to the front aspect.

Bathroom
7'8" x 6'6" (2.35m x 1.98m)
A modern bathroom, finished with black panelled walls and features a bath with shower, a pedestal hand wash basin, a toilet, and a heated towel rail, with a window providing natural light.

Gardens and Parking
The rear garden is a generous outdoor space with a large decked area ideal for outdoor seating and entertaining, below is a further sloped garden, ideal for planting. To the front offers a small garden, a detached single garage and driveway parking for two cars.

Material Information - Littleborough
Tenure Type; LEASEHOLD
Leasehold Years remaining on lease; 941
Leasehold Annual Ground Rent Amount £13.00
Council Tax Banding; ROCHDALE COUNCIL BAND B

Floorplan



Total area: approx. 95.6 sq. metres (1028.7 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.

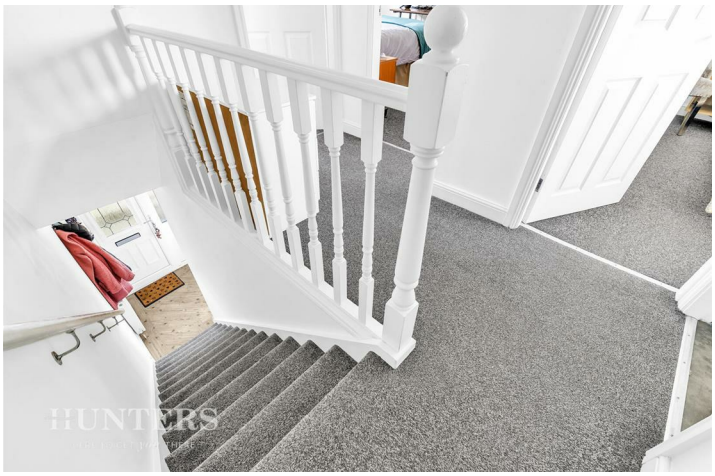










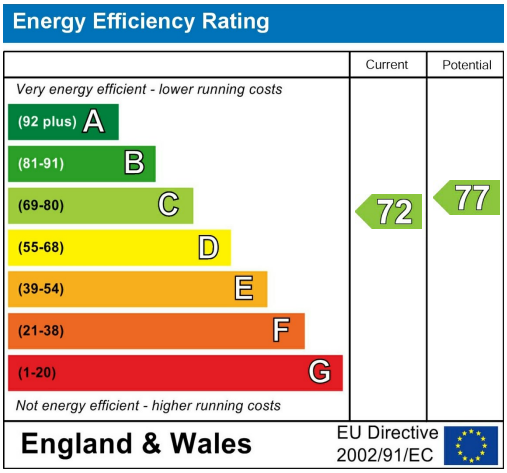


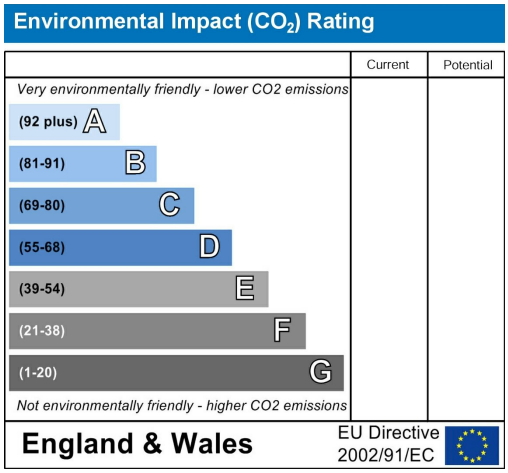







Energy Efficiency Graph





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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