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Shopwood Way

Littleborough, Lancashire, OL15 9AP

£310,000

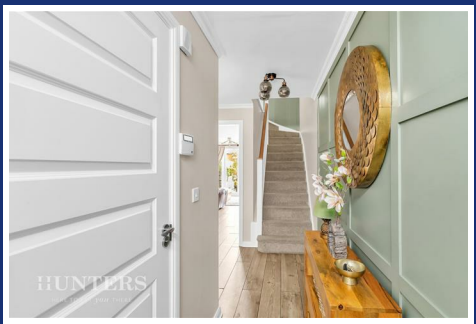
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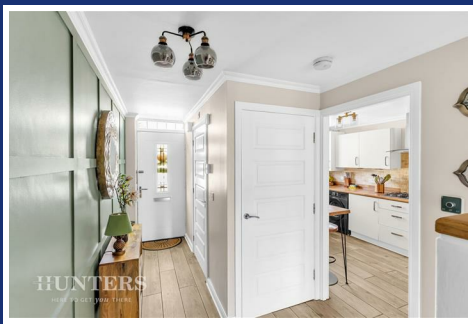
- FOUR-BEDROOM SEMI-DETACHED HOME
- BEAUTIFULLY PRESENTED THROUGHOUT
- TWO BATHROOMS PLUS WC
- PRIVATE DRIVEWAY PARKING
- EPC RATING B
- SOUGHT-AFTER DEVELOPMENT
- SPACIOUS LOUNGE/DINER
- LANDSCAPED GARDEN WITH COVERED ENTERTAINING AREA
- LEASEHOLD
- COUNCIL TAX BAND C

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Situated within a highly sought-after residential development, on the doorstep of beautiful open countryside yet just a short distance from the heart of Littleborough village, this beautifully presented four-bedroom semi-detached family home offers spacious and versatile accommodation, ideal for modern family living.

Littleborough provides an excellent range of local amenities, including independent shops, well-regarded schools and a railway station offering direct links to both Manchester and Leeds, making it an ideal location for families and commuters alike.

Tastefully decorated and meticulously maintained throughout, the property offers well-planned accommodation comprising a welcoming entrance hallway, a convenient downstairs cloakroom, a modern fitted kitchen with integrated appliances and a spacious open-plan lounge/diner. This fantastic living space provides ample room for both relaxing and entertaining, with French doors opening directly onto the rear garden.

To the first floor are four well-proportioned bedrooms, including a principal bedroom benefiting from its own en-suite shower room, together with a contemporary three-piece family bathroom.

Externally, the property really comes into its own. To the rear is a beautifully maintained and thoughtfully landscaped garden, featuring a lawn surrounded by established planting and colourful borders. A particular highlight is the impressive covered seating and entertaining area, complete with composite decking and a bespoke stone-built barbecue, creating the perfect setting for outdoor dining and socialising throughout the year.

To the front, the property benefits from a driveway providing off-road parking, with an additional driveway extending along the side of the house.

Combining a desirable location, beautifully presented interiors and an exceptional outdoor entertaining space, this wonderful family home must be viewed to be fully appreciated. Early viewing is highly recommended.

Hallway
12'11" x 7'1" max (3.93m x 2.16m max)
A welcoming hallway featuring wood-effect flooring and a tasteful green panelled wall adding character. The hallway leads to the kitchen and lounge & dining room, with stairs ascending to the first floor and a convenient storage cupboard.

WC
A stylish cloakroom with light brick-effect tiling on one wall, featuring a white modern WC and a compact basin with a vanity unit underneath.

Kitchen
13'10" x 8'2" max (4.22m x 2.48m max)
This kitchen presents a modern and practical space with cream high-gloss cabinets topped with wooden work surfaces. It is equipped with integrated appliances including a gas hob and oven, with further space for a washing machine and a fridge freezer. The kitchen benefits from tiled splashbacks and a window that lets in natural light.

Lounge & Dining Room
18'6" x 15'6" max (5.64m x 4.73m max)
A spacious lounge and dining room filled with natural light from the rear French doors that open to the garden. The room features wood-effect flooring throughout and a neutral decor palette with a painted feature wall. There is ample space for comfortable seating and a dining table, making it perfect for both relaxing and entertaining.

Landing
15'6" x 6'8" (4.73m x 2.04m)
The first-floor landing provides access to all bedrooms and bathrooms. It is neutrally decorated with carpet underfoot and a banister rail beside the staircase.

Bedroom 1
12'8" x 8'6" (3.85m x 2.60m)
This double bedroom benefits from soft neutral tones and carpet flooring, with a window overlooking the front of the property. Built-in wardrobes offer generous storage, and the room connects to an ensuite bathroom.

En-suite
2'7" x 8'6" (0.79m x 2.60m)
The ensuite bathroom is fitted with contemporary white suites including a WC and a basin set into a vanity unit. White tiled walls add a fresh, clean finish to the space.

Bedroom 2
10'2" max x 6'8" (3.11m max x 2.04m)
A second double bedroom, carpeted and neutrally decorated, with a front-facing window and built-in storage.

Bedroom 3
10'7" x 8'6" (3.23m x 2.60m)
A third bedroom with carpeted flooring. This room has a window facing the rear garden and built-in storage.

Bedroom 4
10'5" x 3'7" (3.18m x 1.10m)
A fourth bedroom, smaller in size, currently used as a single bedroom with a window overlooking the front. The room includes built-in storage and neutral carpeting.

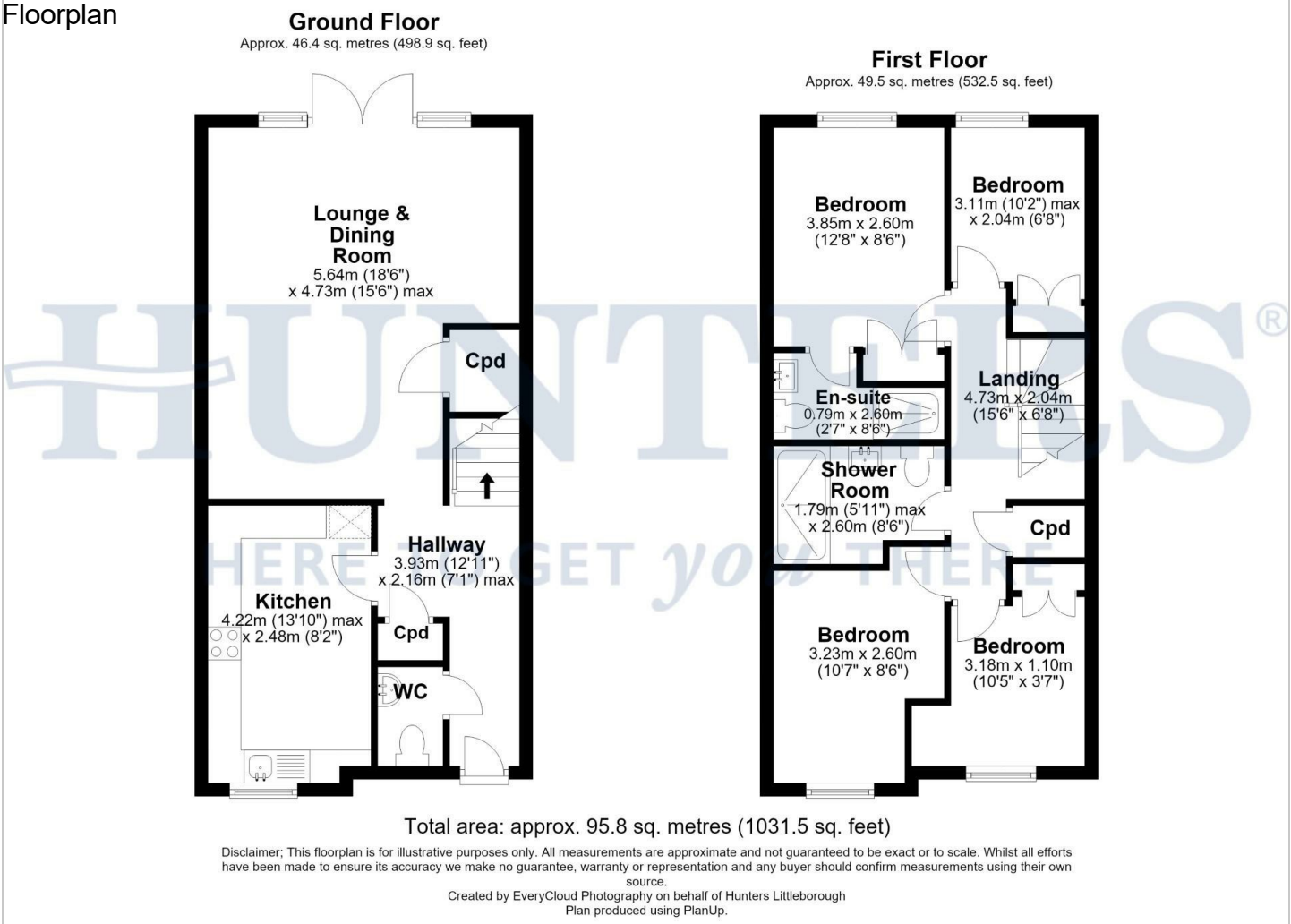
Shower Room
5'11" max x 8'6" (1.79m max x 2.60m)
The fully tiled shower room features a walk-in shower with glass screen, a white basin set into a modern vanity unit, and a WC. The walls are finished with large tiles and the floor is wood-effect, completing this practical and modern bathroom.

Rear Garden
The rear garden is a well-maintained and enclosed outdoor space with a lawn bordered by mature shrubs and trees. It features a large covered decking area with seating and an outdoor fireplace/barbecue, perfect for entertaining or relaxing while enjoying the garden views.

Front Exterior
The property enjoys a charming stone-built facade with solar panels on the roof and off-road parking to the front, complementing the well-kept hedging and entrance path.

Material Information - Littleborough
Tenure Type; LEASEHOLD
Leasehold Years remaining on lease; 144
Leasehold Annual Service Charge Amount £160
Leasehold Annual Ground Rent Amount, Uplift %, Rent Review Period; £250, In line with RPI, 15 years
Council Tax Banding; COUNCIL TAX BAND C
Solar Panels are owned outright.

Floorplan



Total area: approx. 95.8 sq. metres (1031.5 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.


















RUGBY
NO FOUL NO PARS NO BALLS
I AM A RUGBY PLAYER

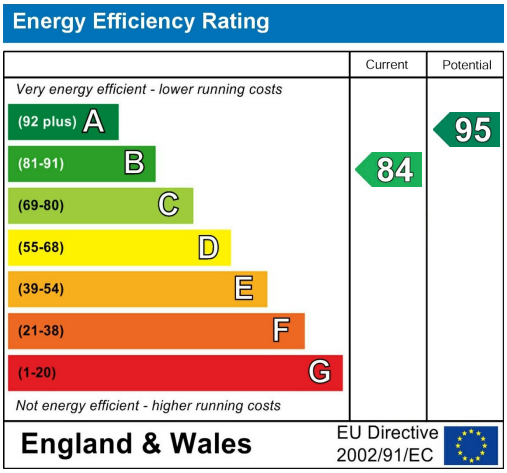


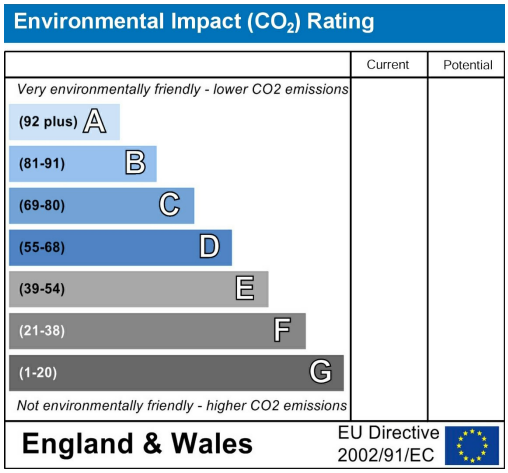






Energy Efficiency Graph





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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