

HUNTERS®

HERE TO GET *you* THERE



Laburnum Way

Bents Farm Estate, Littleborough, OL15 8RL

£260,000



- LINKED DETACHED BUNGALOW
- TWO BEDROOMS
- LOVELY OPEN ASPECT VIEWS
- SOLD WITH NO CHAIN
- EPC RATING C

- SOUGHT AFTER RESIDENTIAL LOCATION
- GARDENS WITH TWO GARAGES
- VIEWING HIGHLY RECOMMENDED
- FREEHOLD
- COUNCIL TAX BAND C

Tel: 01706 390 500

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Hunters Estate Agents are delighted to offer to the market this linked detached bungalow on the highly sought-after Bents Farm development, set within a friendly community of similar properties. The home enjoys lovely open views and is well-served by great bus routes to the village centre, which offers shops, supermarkets, cafes, and a train station with services to Leeds and Manchester.

The property is offered for sale with no chain and comprises an entrance hall, kitchen, lounge diner, two bedrooms, bathroom and a conservatory. Externally, there are two garages – one to the side linking the properties and a second within the good-sized rear garden.

While the bungalow requires modernisation, it has had some upgrades, previously having been fitted with a new roof and gas central heating combi-boiler. Offering wonderful potential to create a comfortable and stylish home in a popular location, a viewing comes highly recommended, please call Hunters for further details.

Entrance Hall

A welcoming entrance hall providing access to the main living areas of the bungalow, with two storage cupboards, one of which houses the combi boiler.

Lounge Diner

18'2" x 11'0" max (5.55 x 3.36 max)

A generous lounge and dining area situated at the front of the property, featuring a large front-facing window that fills the room with natural light and offers lovely open aspect views.

Kitchen

10'9" max x 9'7" (3.30 max x 2.94)

Situated to the front of the property, the kitchen comprises a range of wall and base units and offers space and plumbing for appliances. While in need of modernisation, it presents an excellent opportunity to create a contemporary kitchen.

Bedroom 1

14'5" x 11'0" (4.40 x 3.36)

A large double bedroom situated to the rear of the property, featuring built-in wardrobes and plenty of space for additional furniture.

Bedroom 2

10'11" x 9'7" (3.35 x 2.94)

A versatile room that can be used as a bedroom or formal dining room, featuring double doors leading into the conservatory, creating a flexible space for living or entertaining.

Bathroom

7'5" x 5'10" (2.27 x 1.79)

A three-piece suite comprising WC, bath, and pedestal wash hand basin. A side-facing window provides natural light and ventilation, creating a bright and practical space.

Conservatory

6'11" x 16'4" (2.13 x 5.00)

Located to the rear of the property, the conservatory offers pleasant views over the garden and presents excellent potential to modernise or extend, creating a bright and versatile living space.

External

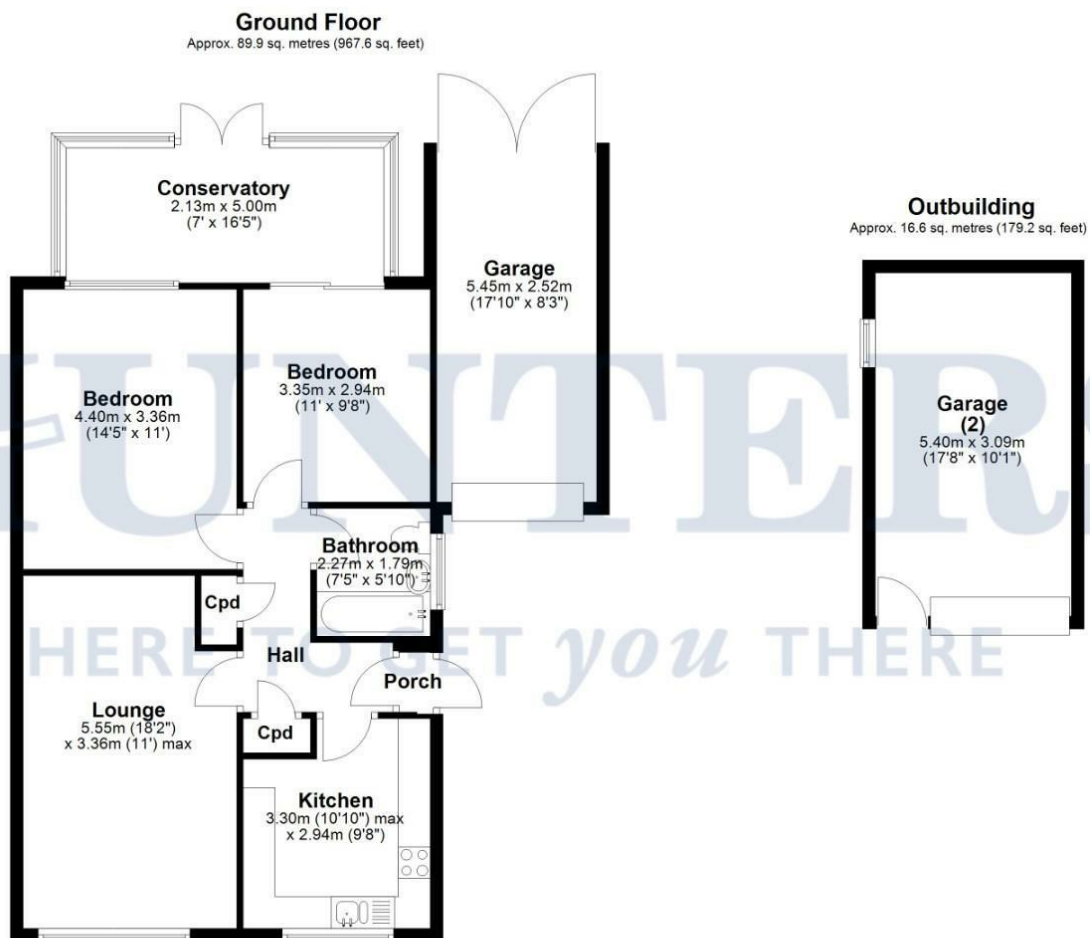
To the front, the property benefits from a well-established and stocked garden with a driveway providing off-road parking leading to the linked garage benefitting from power and light with an electric, remote controlled garage door. The good-sized rear garden is fully enclosed, featuring well-stocked borders, a lawn, and an additional single garage, offering plenty of space for parking, storage, and outdoor enjoyment.

Material Information - Littleborough

Tenure Type; FREEHOLD

Council Tax Banding; ROCHDALE COUNCIL
BAND C

Floorplan



Total area: approx. 106.5 sq. metres (1146.8 sq. feet)

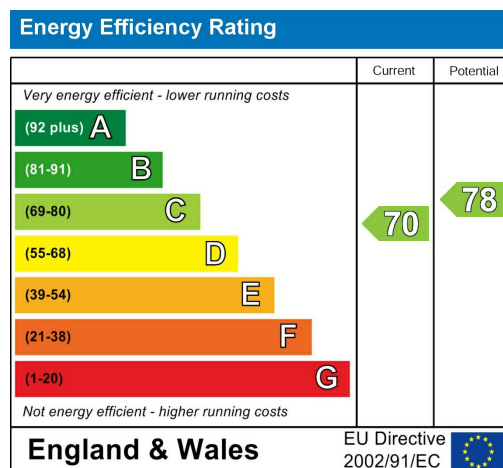
Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own 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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