

HUNTERS®

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Kinders Fold

Shore, Littleborough, OL15 9LT

£240,000



- NO ONWARD CHAIN
- SOUGHT-AFTER SHORE LOCATION
- FRONT & REAR GARDENS
- LEASEHOLD
- EPC RATING C

- THREE BEDROOM SEMI-DETACHED
- GAS CENTRAL HEATING & DOUBLE GLAZING
- DRIVEWAY PROVIDING OFF-ROAD PARKING
- COUNCIL TAX BAND C

Tel: 01706 390 500

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Hunters Estate Agents are pleased to present this three-bedroom semi-detached home, situated in a pleasant cul-de-sac within the popular Shore area of Littleborough and offered for sale with NO ONWARD CHAIN.

Ideally positioned for access to beautiful surrounding countryside, scenic walks, Littleborough village centre and the railway station, the property offers an excellent opportunity for a variety of buyers.

The accommodation briefly comprises an entrance porch, a spacious lounge with feature fireplace, a dining area opening into the fitted kitchen, and a conservatory overlooking the rear garden. To the first floor are three bedrooms and a three-piece family bathroom. Further benefits include gas central heating and double glazing.

Externally, the property enjoys a lawned front garden and a driveway providing off-road parking, together with an enclosed rear garden.

Whilst offering scope for some cosmetic updating, the property provides a fantastic opportunity for buyers to personalise a home to their own taste.

An ideal purchase for first-time buyers, growing families or those looking to downsize. Early viewing is highly recommended.

Porch

The porch is compact and bright, featuring a vibrant red front door and a window that allows light to fill the space, creating a welcoming entrance to the home.

Lounge

15' x 14'11" max (4.57m x 4.54m max)

This inviting lounge offers a spacious setting with natural light streaming through a large window. A traditional-style fireplace serves as a charming focal point, while neutral walls and carpet provide a calm and comfortable atmosphere. The room features a staircase leading upstairs and double doors that open into the dining room, creating a welcoming flow between the spaces.

Dining Room

8'9" x 7'9" (2.66m x 2.37m)

A bright dining room offers a pleasant area for meals, featuring a large window and French doors that lead into the conservatory. The neutral decor complements the room's open connection to the kitchen, accessible through an arched doorway, making it ideal for both everyday dining and entertaining guests.

Kitchen

8'9" x 6'10" (2.66m x 2.07m)

The kitchen is well-appointed with a practical layout, featuring ample wooden cabinetry and contrasting dark work surfaces. It includes essential appliances such as a built-in oven and a washing machine, with a tiled splashback and a window overlooking the rear garden, ensuring plenty of natural light.

Conservatory

9'5" x 8'7" (2.86m x 2.62m)

The conservatory is a bright and airy space, surrounded by windows that fill the room with natural light and offer views of the garden. With tiled flooring and double doors opening onto the patio area, it is an ideal spot to relax or enjoy the outdoors all year round.

Landing

8'10" x 6' (2.68m x 1.83m)

The landing provides access to all first-floor rooms and features a bright window that allows natural light to fill the space. A storage cupboard is also conveniently positioned here, with a staircase leading down to the ground floor.

Bedroom 1

12'3" x 8'7" max (3.74m x 2.62m max)

This well-proportioned bedroom benefits from a large window that invites plenty of daylight, enhancing the neutral décor and carpeted floor. It offers a peaceful retreat and ample space for furnishings.

Bedroom 2

11'5" x 8'7" (3.48m x 2.62m)

A comfortable bedroom with neutral tones and carpeting, featuring a window that overlooks the rear of the property, providing a quiet and bright space.

Bedroom 3

8'10" max x 6'9" (2.69m max x 2.07m)

This smaller bedroom is ideal for a single bed or use as a study, with a window letting in natural light and neutral décor creating a versatile space.

Bathroom

5'9" x 6' (1.75m x 1.83m)

The bathroom is fitted with a clean and simple white suite including a bath with shower, pedestal wash basin and close coupled toilet. The room has tiled walls with a decorative border and a frosted window to the rear for privacy.

Rear Garden

The rear garden features a paved patio area ideal for outdoor seating and entertaining, bordered by fences for privacy. There is a gate providing side access and a mature tree adding a touch of greenery to the low-maintenance garden space.

Front Exterior

The front exterior of the property shows a traditional red brick semi-detached home with a driveway to the side and a neatly maintained lawn with a small shrub in the centre, enhancing the attractive curb appeal.

Material Information - Littleborough

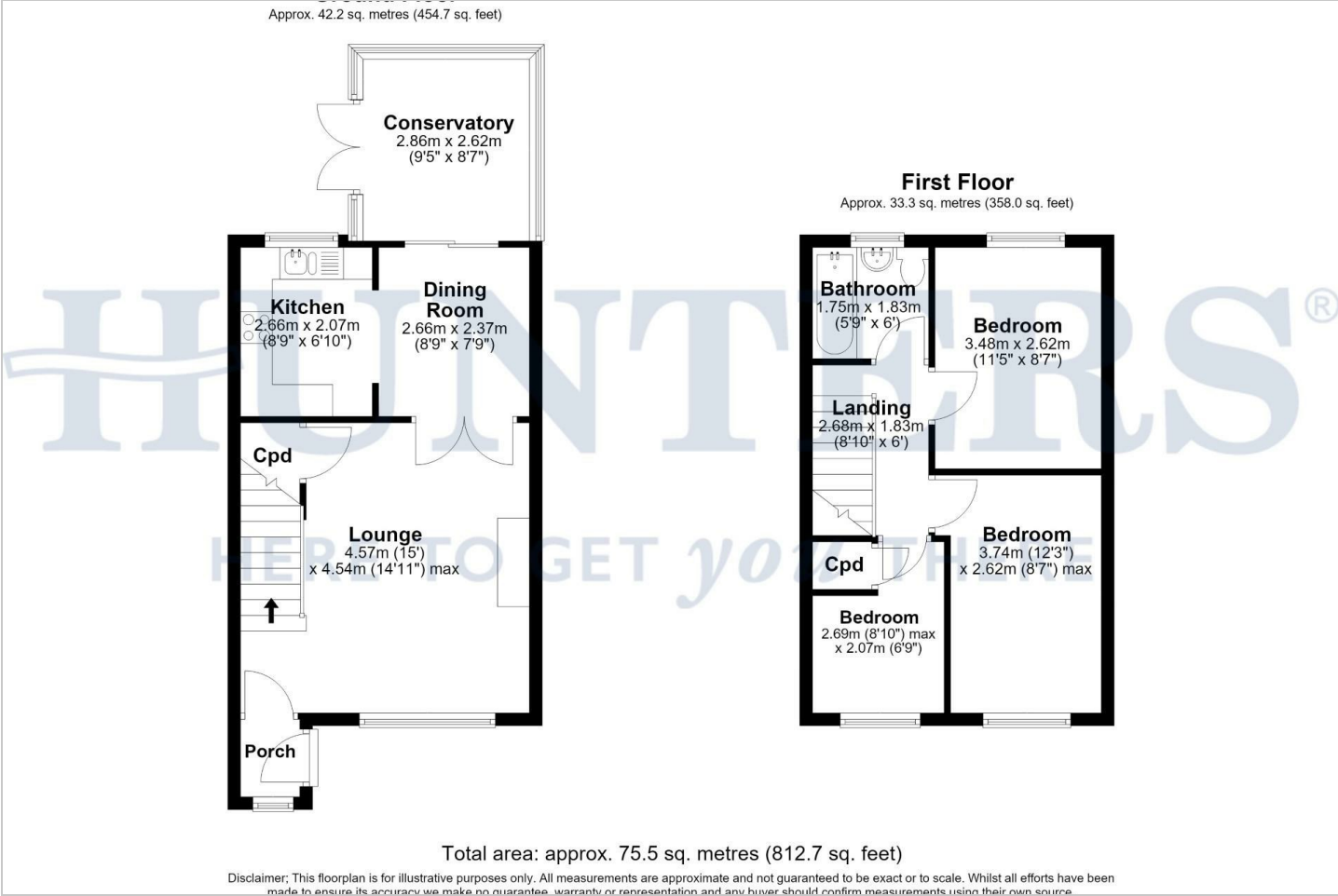
Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 967

Leasehold Annual Ground Rent Amount £75.00

Council Tax Banding; ROCHDALE COUNCIL BAND C

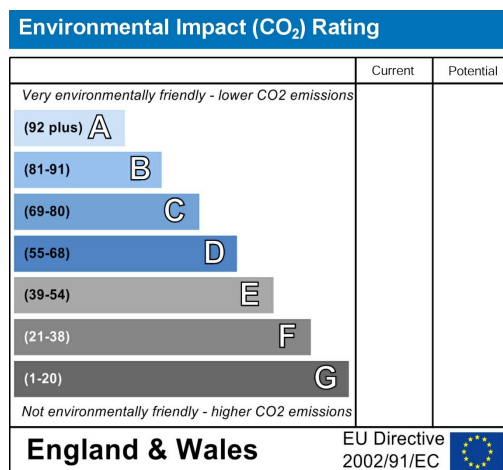
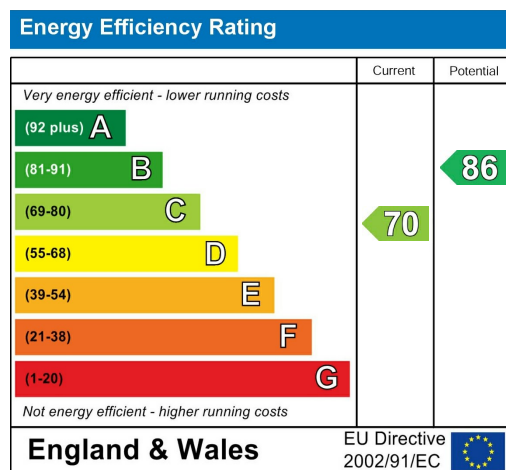
Floorplan







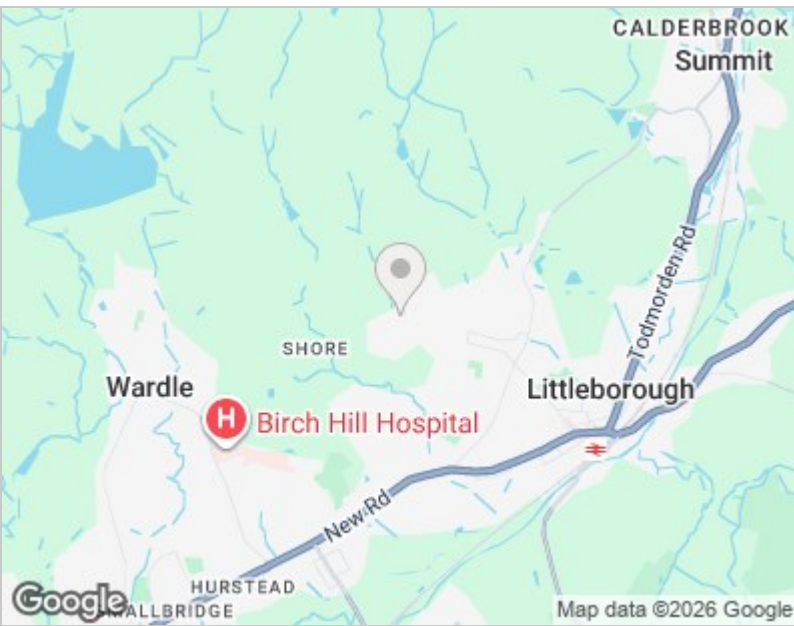
Energy Efficiency Graph



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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