

# HUNTERS®

HERE TO GET *you* THERE



## Shopwood Way

Littleborough, OL15 9AN

£239,950



- SOUGHT AFTER DEVELOPMENT CLOSE TO OPEN COUNTRYSIDE
- LIGHT AND BRIGHT WITH MODERN FIXTURES
- TWO BATHROOMS AND DOWNSTAIRS WC
- PARKING TO THE FRONT
- COUNCIL TAX BAND B
- THREE BEDROOM PROPERTY
- KITCHEN WITH LOUNGE DINER
- REAR ENCLOSED GARDEN
- EPC RATING B
- LEASEHOLD

Tel: 01706 390 500

# Shopwood Way

Littleborough, OL15 9AN

£239,950



Situated on a highly popular development, close to open countryside, yet a short distance to Littleborough village and all its local amenities including shops, schools and train station providing direct access to both Manchester and Leeds city centres, Hunters Estate Agents are delighted to offer this well presented three bedroom property. A modern, light and airy home that briefly comprises of a welcoming entrance hall, downstairs WC, kitchen and lounge/diner to the ground floor. Leading to the first floor boasts three bedrooms, master with en-suite shower room and the house family bathroom suite. Externally this property benefits from driveway parking to the front and a landscaped garden to the rear. This home truly suits a variety of buyers and a viewing comes highly recommended.

### Entrance Hall

A welcoming entrance hall with access to all ground floor rooms and a useful storage cupboard ideal for hanging coats and storing shoes.

### Downstairs WC

Fitted with a low level WC and wash corner wash hand basin.

### Kitchen

12'3" x 8'3" (3.75 x 2.53)

Light and modern kitchen fitted with a range of wall and base units, stainless steel sink, electric oven, gas hob with over head extractor fan and integrated appliances including fridge freezer, washing machine and dishwasher. A window looks out to the front aspect.

### Lounge/Diner

14'6" x 15'5" max (4.43 x 4.70 max)

A spacious lounge diner which is neutrally decorated and located at the rear of the property with a large useful storage cupboard and patio doors that open out onto the rear garden.

### First Floor Landing

With access to all first floor bedrooms, bathroom and loft access.

### Bedroom 1

11'11" x 8'5" (3.65 x 2.58)

A spacious double bedroom located to the rear of the property with a feature panelled wall and a fitted double wardrobe, access to the en-suite bathroom.

### En-suite Shower Room

Comprising of a low level WC, wash hand basin and walk in shower.

### Bedroom 2

10'0" x 8'5" (3.05 x 2.58)

A further double bedroom located to the front of the property.

### Bedroom 3

8'11" x 6'7" (2.72 x 2.02)

The smallest of the three bedrooms yet still a good sized single bedroom with window to the rear aspect.

### Family Bathroom

8'0" max x 6'7" (2.46 max x 2.02)

Located to the front of the property comprising of a panelled bath with a shower over, low level WC and wash hand basin.

### External

Parking to the front with an enclosed rear landscaped garden to the rear with a decking seating area.

### Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 146

Leasehold Annual Service Charge Amount  
£150

Leasehold Ground Rent Amount: £250

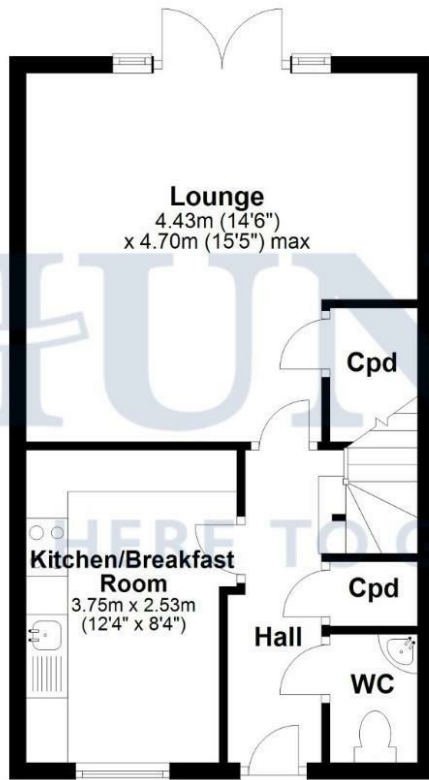
Council Tax Banding; ROCHDALE COUNCIL  
BAND B



## Floorplan

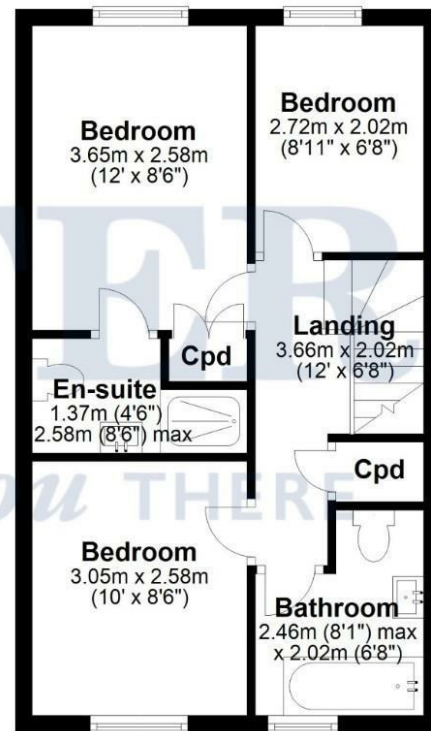
### Ground Floor

Approx. 38.8 sq. metres (417.7 sq. feet)



### First Floor

Approx. 38.9 sq. metres (418.7 sq. feet)

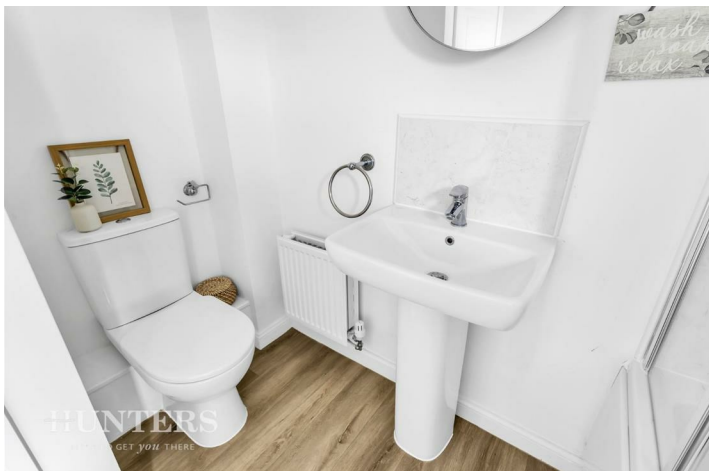


Total area: approx. 77.7 sq. metres (836.4 sq. feet)

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.

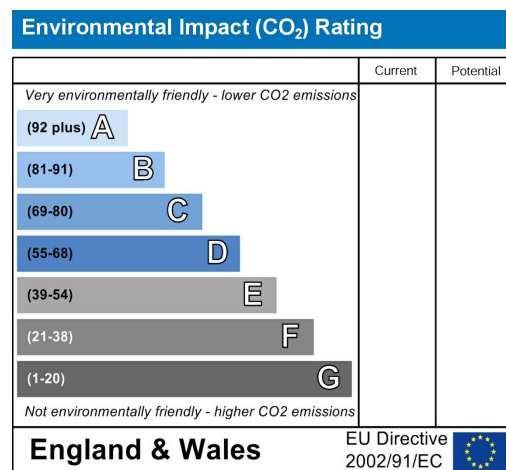
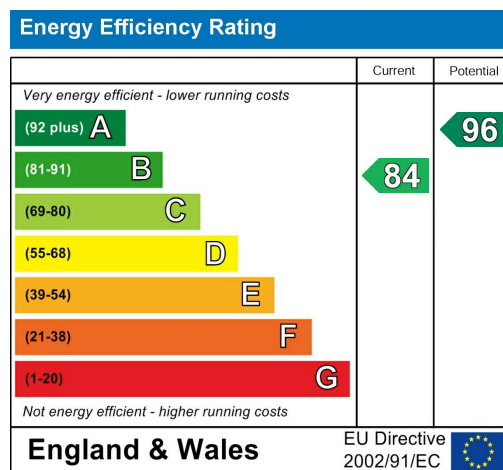
Created by EveryCloud Photography on behalf of Hunters Littleborough  
Plan produced using PlanUp.







## 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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