

# HUNTERS®

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## Turf House Close

Shore, Littleborough, OL15 9LR

£300,000



- SOUGHT AFTER SHORE LOCATION ENJOYING OPEN COUNTRYSIDE VIEWS
- FOUR BEDROOMS (4TH ON GROUND FLOOR)
- TWO MODERN STYLISH BATHROOMS
- BEAUTIFULLY LANDSCAPED GARDENS
- EPC RATING E
- DECEPTIVELY SPACIOUS SEMI DETACHED
- TWO RECEPTION ROOMS PLUS CONSERVATORY
- DETACHED GARAGE AND DRIVEWAY
- FREEHOLD
- COUNCIL TAX BAND C

Tel: 01706 390 500

# Turf House Close

Shore, Littleborough, OL15 9LR

£300,000



Located in a highly sought-after residential cul-de-sac within the desirable Shore area of Littleborough, this beautifully presented four-bedroom semi-detached home offers spacious and versatile living ideal for families. Conveniently positioned close to local amenities including schools, shops, and the mainline train station with direct links to Leeds and Manchester.

The accommodation is finished to a high standard throughout and includes a modern breakfast kitchen, stylish bathrooms, and a range of reception spaces including a lounge, separate dining room, and a bright conservatory. The flexible ground floor layout offers a fourth bedroom, currently used as a home office, providing excellent work-from-home potential.

Upstairs comprises three well-proportioned bedrooms, including a master bedroom with en-suite, and a contemporary family bathroom.

Externally, the property benefits from a driveway, detached garage, and beautifully landscaped gardens to the side and rear, offering a private and attractive outdoor space.

An ideal home in a prime location – early viewing is highly recommended.



#### Side Porch

8'2" x 3'7" (2.51 x 1.10)

A useful UPVC side porch providing practical additional space, with a door leading directly into the kitchen – ideal for everyday access and storing coats and shoes.

#### Breakfast Kitchen

20'7" x 10'0" max (6.28 x 3.07 max)

A modern and stylish kitchen fitted with a range of quality base and eye-level units, complemented by Quartz worksurfaces, a range style cooker and hob, integrated microwave and space for a freestanding fridge freezer. Dual aspect windows to the front and side provide plenty of natural light, along with a front entrance door and a charming stable-style door leading to the side porch. There's ample space for a breakfast table, making it a practical and sociable hub of the home.

#### Inner Hallway

A central hallway providing access to all ground floor accommodation, complete with a built-in storage cupboard offering convenient space for coats, shoes, or household items.

#### Lounge

18'3" max x 13'9" max (5.57 max x 4.20 max)

A spacious and inviting reception room featuring a large front-aspect window that floods the space with natural light. The room is enhanced by a contemporary media unit with a built-in bioethanol fire and TV insert, creating a stylish focal point. Stairs lead to the first floor.

#### Dining Room

10'3" x 10'4" (3.13 x 3.17)

A separate and well-proportioned room with ample space for a family dining table, perfect for entertaining or everyday meals. Doors lead through to the conservatory, allowing for a seamless flow between indoor and outdoor living spaces.

#### Conservatory

9'7" x 11'5" (2.93 x 3.50)

A generous-sized UPVC conservatory set on a dwarf wall, providing an excellent additional living space. Featuring French patio doors that open out to the garden, it's ideal for relaxing while enjoying views of the outdoor space.

#### Bedroom 4/ office

7'11" max x 10'0" (2.42 max x 3.07 )

Located on the ground floor, this versatile room is currently used as a home office but would also make an ideal guest bedroom or playroom. A rear-aspect window overlooks the garden, offering a pleasant and peaceful outlook.

#### First Floor Landing

##### Bedroom 1

16'0" x 11'0" (4.88 x 3.37)

A spacious double bedroom with a front-aspect window, creating a light and airy atmosphere. The room benefits from its own private en-suite shower room, accessed via a door from the bedroom.

##### En-Suite

A modern three-piece suite comprising of a WC, wash hand basin, walk-in shower with a rainfall shower head and a heated towel rail. The room is fully tile for a sleek, contemporary finish.

##### Bedroom 2

10'3" x 10'4" (3.13 x 3.17)

A generous double bedroom, bright and airy with a rear-aspect window that fills the room with natural light and enjoys the fantastic open countryside views.

##### Bedroom 3

10'3" x 10'0" (3.13 x 3.07)

A comfortable single bedroom featuring a rear-aspect window overlooking the garden and open countryside views.

##### Bathroom

11'1" x 5'8" (3.39 x 1.74)

A modern suite comprising a WC, his and hers wash hand basins, and a P-shaped bath with an overhead shower. The room is fully tiled and includes a heated towel rail, plus a window providing natural light and ventilation.

##### Drive and Garage

A block-paved driveway offers off-road parking for up to three cars. The detached garage features an up-and-over door, a side external door, and is equipped with power and lighting, providing versatile and secure storage or workspace.

##### Gardens

The low-maintenance front garden is finished with decorative shingle, with a side gate providing access to the generous-sized side and rear gardens. The rear garden features a lawn area, raised porcelain-tiled patio seating area, well-stocked flower borders, and a decking seating space, perfect for relaxing and soaking up the sun.

##### Material Information - Littleborough

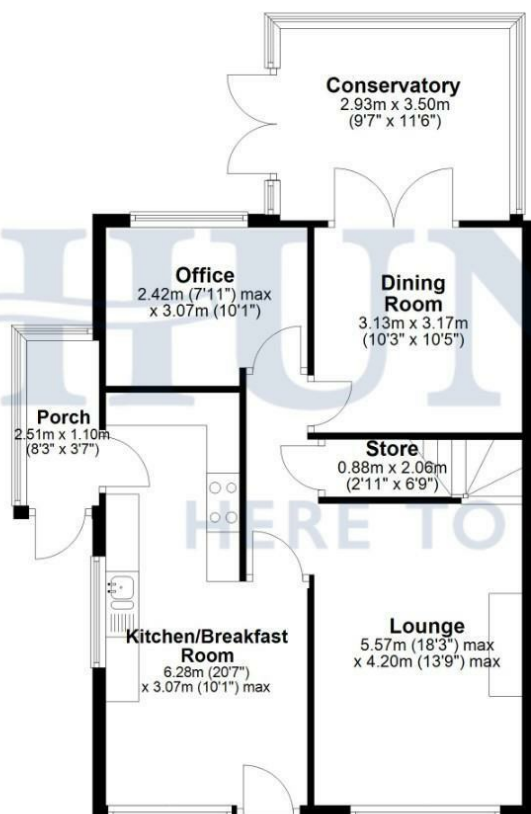
Tenure Type; FREEHOLD

Council Tax Banding; ROCHDALE COUNCIL BAND C

# Floorplan

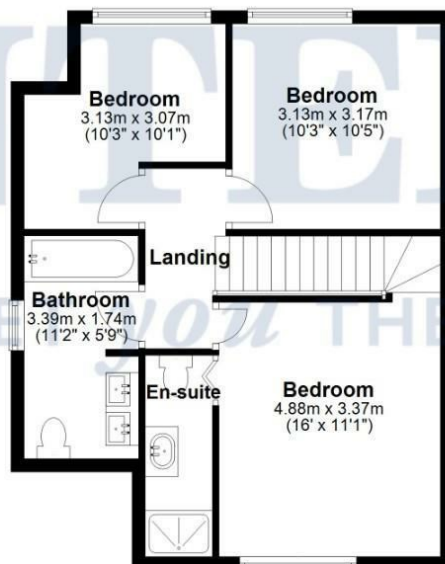
## Ground Floor

Approx. 69.3 sq. metres (746.2 sq. feet)



## First Floor

Approx. 47.7 sq. metres (513.2 sq. feet)



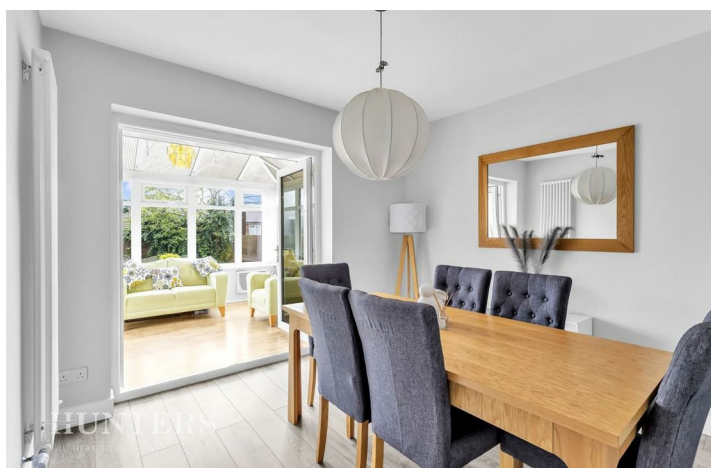
## Outbuilding

Approx. 13.9 sq. metres (149.1 sq. feet)



Total area: approx. 130.9 sq. metres (1408.6 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.



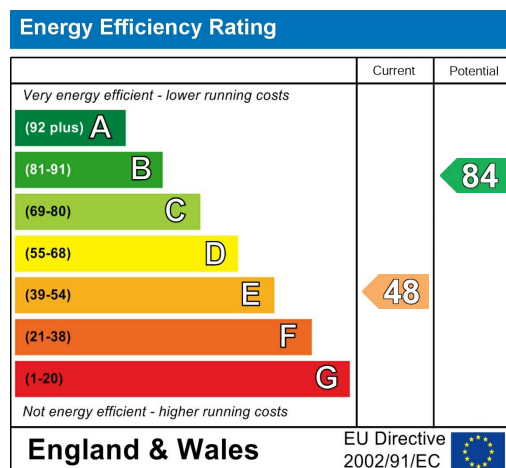








## Energy Efficiency Graph



## 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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