

HUNTERS®

HERE TO GET *you* THERE



Shore Mount

Littleborough, Rochdale, OL15 8EN

Offers In Excess Of £210,000



- THREE BEDROOM MID TOWNHOUSE
- MULTI-FUEL BURNER
- QUALITY FITTED BATHROOM
- CLOSE TO LOCAL AMENITIES
- COUNCIL TAX BAND B

- OFF STREET PARKING
- CONSERVATORY
- SOUGHT AFTER RESIDENTIAL LOCATION
- LEASEHOLD
- EPC RATING C

Tel: 01706 390 500

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Littleborough, Rochdale, OL15 8EN

Offers In Excess Of £210,000



Located in a highly sought-after area close to local amenities and beautiful open countryside, Hunters Estate Agents are proud to present this well-appointed three bedroom townhouse to the market.

Perfectly suited for families, this spacious home offers a well-proportioned lounge, a separate dining room, kitchen, and a generous conservatory, ideal for entertaining or relaxing year-round.

Upstairs, the first floor comprises three bedrooms and a stylish, contemporary bathroom suite.

Externally, the property benefits from a paved driveway providing off-road parking at the front, while the rear features a spacious garden complete with a raised seating area, perfect for enjoying sunny days and outdoor gatherings.

Early viewings are highly recommended to fully appreciate the space, setting, and lifestyle this fantastic home has to offer.

Entrance

A welcoming entrance hall with door to the lounge and stairs leading to the first floor.

Lounge

14'3" x 13'10" (4.36 x 4.22)

A generously sized lounge featuring a charming multi-fuel burner and a practical under-stairs storage cupboard.

Dining Room

10'0" x 8'9" (3.05 x 2.69)

An open-plan layout from the lounge leads into the dining room, making it ideal for entertaining.

Conservatory

13'2" x 11'5" (4.02 x 3.49)

This stunning conservatory is a fantastic addition to any home, featuring a fully insulated roof and doors that open out to the rear garden.

Kitchen

10'0" x 8'1" (3.05 x 2.48)

A well-equipped kitchen, featuring a range of wall and base units, a stainless steel sink, built-in oven, electric hob, and an overhead extractor fan. There is plumbing for a washing machine, along with ample space for a freestanding fridge freezer and tumble dryer.

Landing

8'3" x 7'10" (2.54 x 2.41)

With access to all first floor rooms and loft space.

Bedroom 1

12'0" x 10'3" (3.68 x 3.13)

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

Bedroom 2

12'1" x 9'0" (3.69 x 2.76)

A further double bedroom located to the rear of the property with a useful storage cupboard and enjoying open countryside views.

Bedroom 3

8'1" x 7'10" (2.47 x 2.41)

The smallest of the three bedrooms, yet still a single bedroom with built in storage.

Bathroom

7'4" x 6'8" (2.26 x 2.04)

A modern bathroom suite, comprising of a low level WC, vanity wash hand basin, bath with over head shower and heated towel rail.

Gardens & Parking

To the rear offers a spacious lawned garden with a raised paved seating area and planting beds, enjoying far reaching countryside views. Paved driveway parking can be located to the front of the property.

Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 941

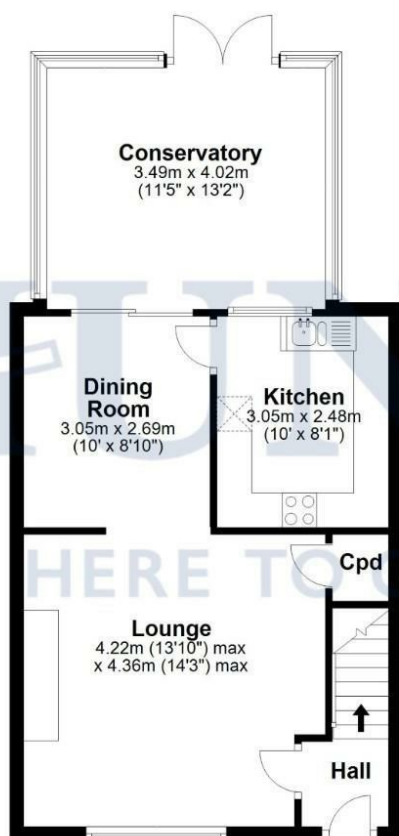
Leasehold Annual Ground Rent Amount £12.00

Council Tax Banding; ROCHDALE COUNCIL
BAND B

Floorplan

Ground Floor

Approx. 53.2 sq. metres (573.2 sq. feet)



First Floor

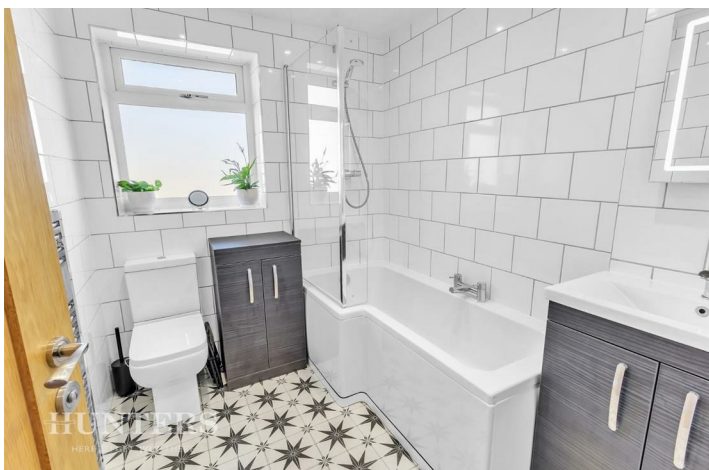
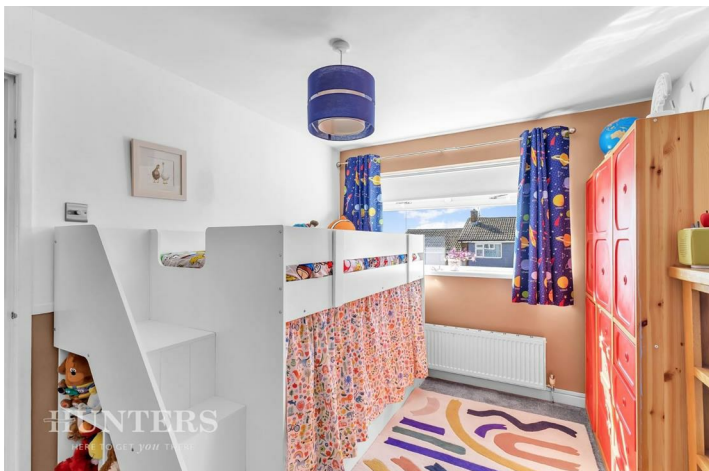
Approx. 38.8 sq. metres (417.8 sq. feet)



Total area: approx. 92.1 sq. metres (991.0 sq. feet)

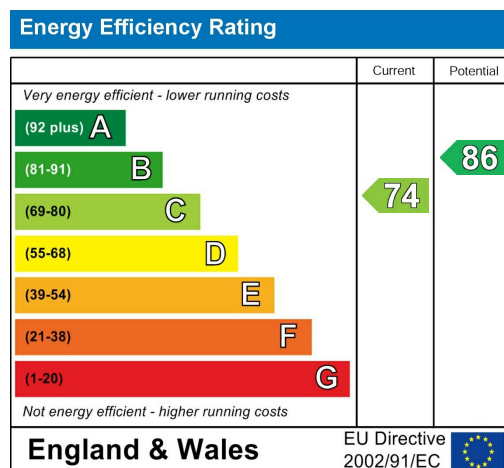
Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.
Created by EveryCloud Photography on behalf of Hunters Littleborough
Plan produced using PlanUp.







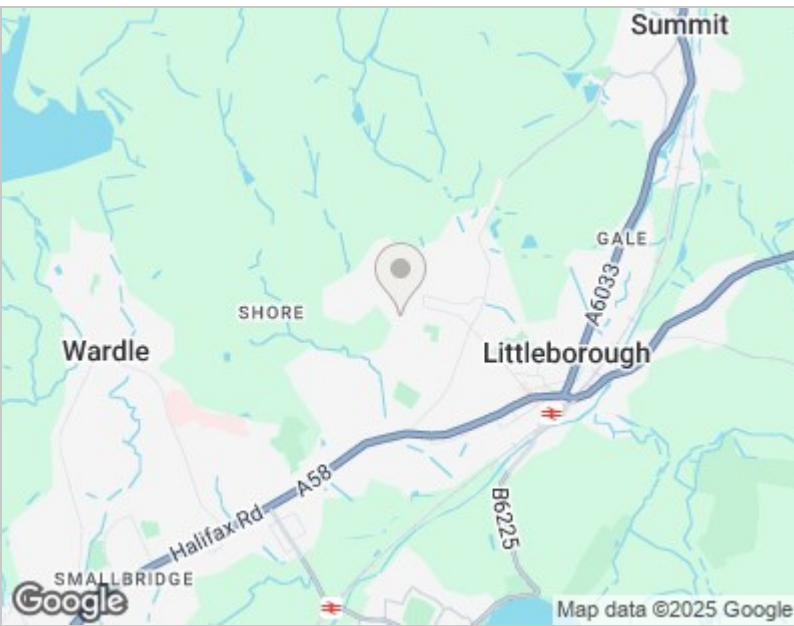
Energy Efficiency Graph



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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