

# HUNTERS®

HERE TO GET *you* THERE



## Shore Mount

Littleborough, OL15 8EN

Offers In Excess Of £210,000



- QUALITY FITTED KITCHEN DINER
- THREE BEDROOMS
- SOUGHT AFTER RESIDENTIAL LOCATION
- VIEWING HIGHLY RECOMMENDED
- COUNCIL TAX BAND B
- MODERN FOUR PIECE BATHROOM SUITE
- LIGHT AND AIRY ACCOMMODATION
- CLOSE TO LOCAL AMENITIES
- LEASEHOLD
- EPC RATING C

Tel: 01706 390 500

# Shore Mount

Littleborough, OL15 8EN

Offers In Excess Of £210,000



Hunters Estate Agents are pleased to present this well presented three-bedroom mid-townhouse, ideally located in a sought-after residential area, a short distance from Littleborough village and all its amenities including schools, shops and direct public transport links.

The ground floor offers a bright and spacious living room, featuring a large front-facing window that fills the space with natural light, alongside a stylishly fitted dining kitchen ideal for both everyday living and entertaining.

To the first floor, the property comprises three well-proportioned bedrooms and a contemporary four-piece family bathroom suite.

Externally, the home benefits from a front garden and a tiered rear garden enjoying open views beyond, providing an attractive outdoor space to relax and unwind.

Early viewing is highly recommended to fully appreciate the accommodation and location on offer.



### Entrance

A bright and inviting entrance hall featuring a staircase to the first floor and a doorway opening into the lounge.

### Lounge

13'7" x 13'10" max (4.15 x 4.24 max)

A generously sized lounge boasting a charming feature fireplace with a decorative tiled surround, along with a handy under-stairs storage cupboard. A large front-facing window fills the room with abundant natural light, while a doorway provides access to the dining kitchen.

### Kitchen Diner

10'1" x 17'1" (3.09 x 5.21)

A beautifully presented, high-quality Shaker-style kitchen, fitted just a couple of years ago. This stylish space features a built-in oven, gas hob, and integrated appliances, including a dishwasher, washing machine, and dryer, with additional space for a fridge freezer. Plenty of space for a family dining table. A rear-facing window and doors provide plenty of natural light and direct access to the garden.

### Landing

Providing access to all first-floor rooms and the loft.

### Bedroom 1

12'2" x 10'0" (3.71 x 3.06)

A light and airy double bedroom situated at the front of the property.

### Bedroom 2

11'6" x 8'7" (3.52 x 2.62)

Another spacious double bedroom positioned at the rear of the property, offering open views.

### Bedroom 3

7'2" x 8'1" (2.19 x 2.48)

A single bedroom located at the front of the property, ideal as a child's room or home office.

### Bathroom

7'9" x 6'8" (2.38 x 2.05)

A stylish and modern white suite, complete with a WC, wash hand basin, bath, and a separate shower. The bathroom also boasts tiling throughout and a window to the rear, allowing natural light to fill the space.

### External

To the front, a well-kept lawn garden is framed by a paved path that leads to the front door, creating a welcoming entrance. The rear garden is tiered, offering a private and peaceful space, complete with a convenient storage shed for added practicality."

### Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 940

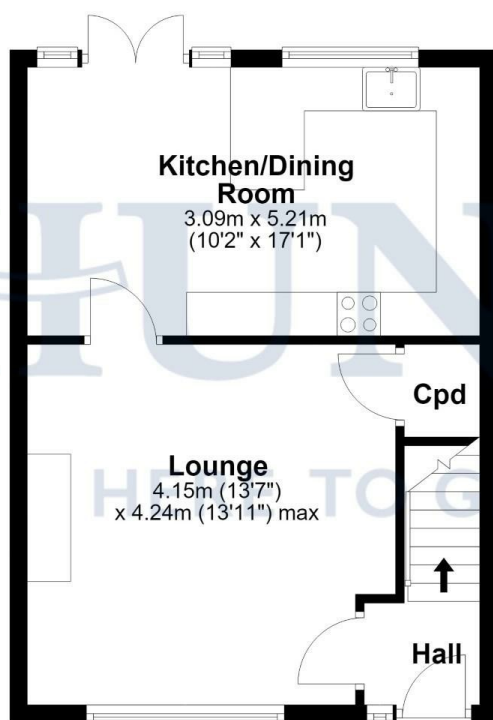
Leasehold Annual Ground Rent Amount £12.00

Council Tax Banding; ROCHDALE COUNCIL  
BAND B

# Floorplan

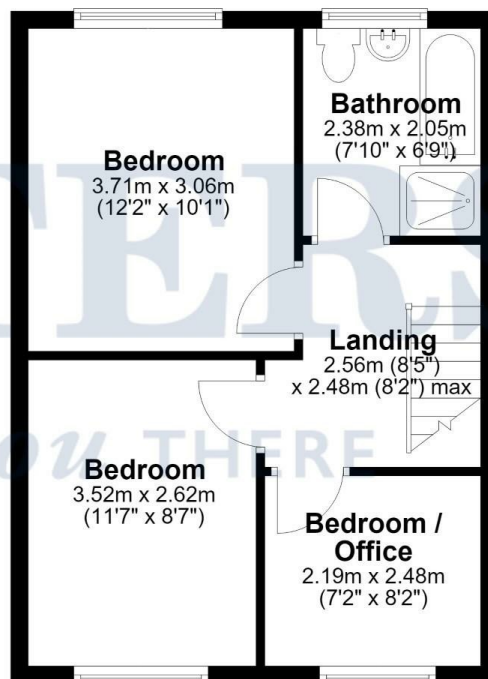
## Ground Floor

Approx. 38.2 sq. metres (411.1 sq. feet)



## First Floor

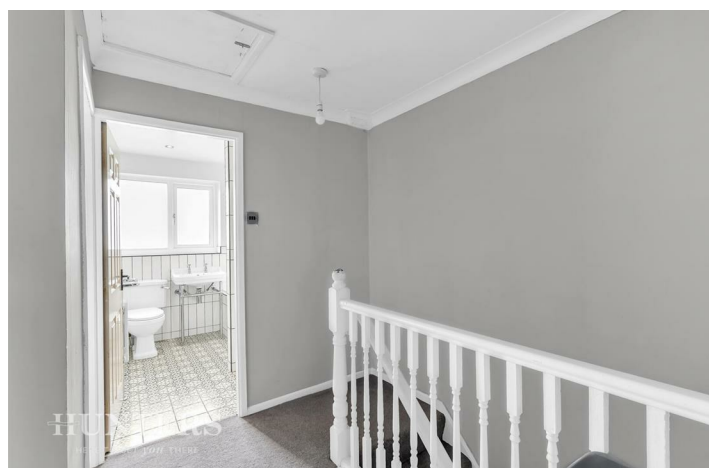
Approx. 38.2 sq. metres (411.1 sq. feet)



Total area: approx. 76.4 sq. metres (822.1 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.



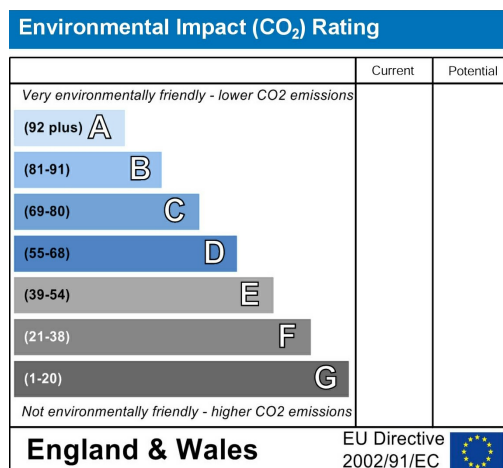
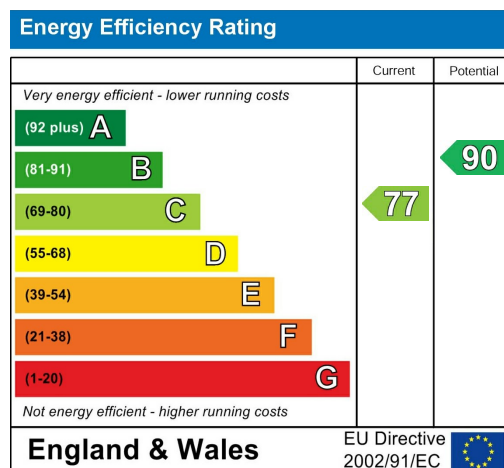








## Energy Efficiency Graph



## Viewing

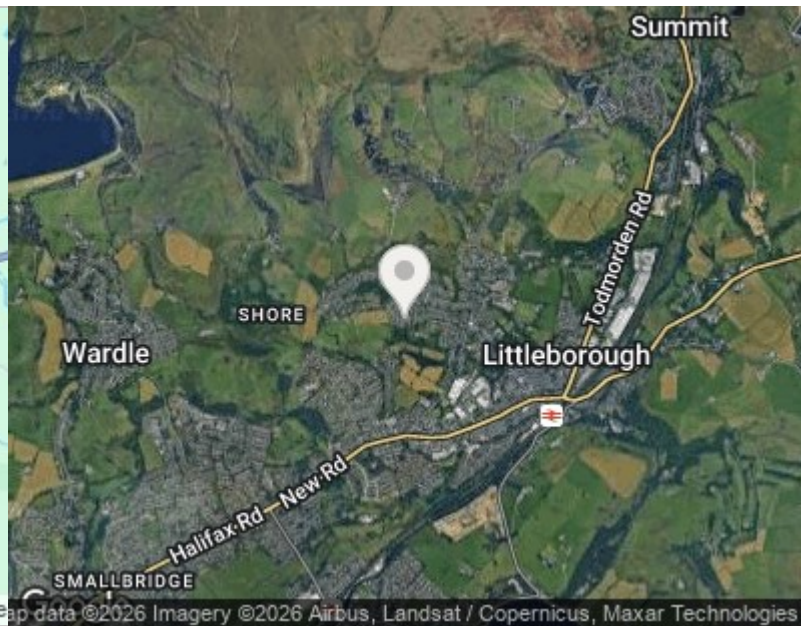
Please contact our Hunters Littleborough Office on 01706 390 500 if you wish to arrange a viewing appointment for this property or require further information.



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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