

# HUNTERS®

HERE TO GET *you* THERE



## Shore Mount

Littleborough, OL15 8EW

£230,000



- TRUE STYLE SEMI DETACHED BUNGALOW
- LOUNGE PLUS CONSERVATORY
- SPACIOUS GARDENS
- OFFERED WITH NO ONWARD CHAIN
- COUNCIL TAX BAND B
- TWO DOUBLE BEDROOMS
- POPULAR DEVELOPMENTS
- DRIVEWAY PARKING AND CARPORT
- EPC RATING
- LEASEHOLD

Tel: 01706 390 500

# Shore Mount

Littleborough, OL15 8EW

£230,000



Hunters Estate Agents are delighted to offer to the market this true style bungalow, set within this sought after residential area of Shore, Littleborough in an elevated position adjacent to open countryside, offering fabulous views across Littleborough and beyond. Conveniently located close to the centre of Littleborough, where you'll find an excellent selection of independent shops, bars, restaurants, and Littleborough train station is also nearby, providing easy access to both Leeds and Manchester.

Internally this bungalow benefits from gas central heating and double glazing throughout, and briefly comprises an entrance hallway, a generous light and airy lounge, a breakfast kitchen, conservatory, two bedrooms, and a modern three-piece bathroom.

Externally, to the front is a sloped paved driveway and carport, alongside a lawn garden with well established borders. The tiered rear garden is beautifully designed, featuring an Indian stone-paved patio, a timber decked seating area ideal for al-fresco dining, and a useful timber shed for storage—all perfectly positioned to take full advantage of the fabulous countryside views.

Viewing is highly recommended to fully appreciate the size, location, and scenery this delightful bungalow has to offer.

### Entrance Hall

A bright and welcoming space featuring laminate flooring, providing a stylish and practical entrance to the home.

### Lounge

16'6" x 10'9" (5.05 x 3.30)

A spacious and inviting room featuring a bay window to the front, allowing for plenty of natural light. The chimney breast currently houses a freestanding electric fire, adding a cozy focal point to the space.

### Kitchen

14'2" x 10'9" (4.34 x 3.30)

A well-equipped space featuring a range of base and wall units, a built-in oven with an electric hob, and an integrated fridge freezer. Thoughtfully designed with a convenient in-built pull-out ironing board, as well as space and plumbing for a washing machine. A breakfast bar provides a casual dining area, while a rear-aspect window and a door leading to the conservatory enhance the light and accessibility of the space.

### Conservatory

9'8" x 6'3" (2.97 x 1.91)

With UPVC sliding doors leading to the rear garden.

### Bedroom 1

10'6" x 10'8" (3.21 x 3.26)

Located to the front of the property with dual aspect windows to the front and side elevation.

### Bedroom 2

10'2" x 10'8" (3.10 x 3.26)

Situated to the front of the property with dual aspect windows to the front and side.

### Bathroom

6'2" x 6'6" (1.88 x 2.00)

A fitted bathroom suite comprising of a low level WC, vanity wash basin, bath with over the head

shower and screen and a heated towel rail. Window to the side elevation.

### Gardens & Parking

To the front offers a paved driveway with carport. The property offers gardens to both front and rear, with the rear boasting a large, low maintenance, Indian stone patio with a decked area, ideal for those wanting to sit out and enjoy the far reaching views.

### Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 941

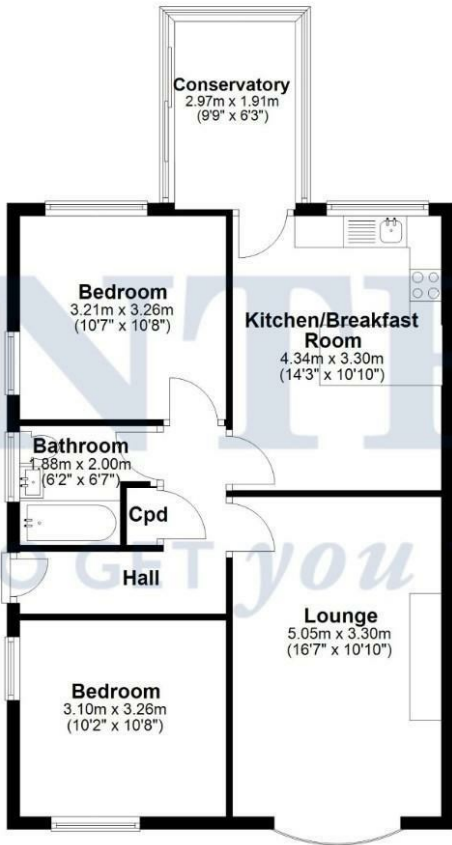
Leasehold Ground Rent Amount: £14.00

Council Tax Banding; ROCHDALE COUNCIL  
BAND B



Floorplan

Ground Floor  
Approx. 69.2 sq. metres (745.0 sq. feet)

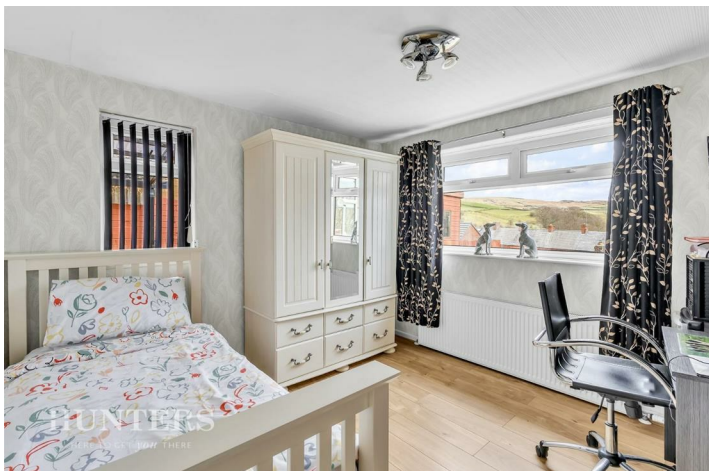


Total area: approx. 69.2 sq. metres (745.0 sq. feet)

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.



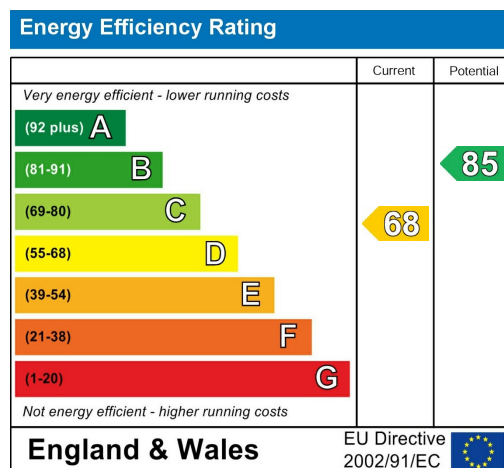








## Energy Efficiency Graph



## 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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