

# HUNTERS®

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## Shopwood Way

Littleborough, Lancashire, OL15 9AP

Offers In Excess Of £285,000



- MODERN SEMI DETACHED PROPERTY
- TWO BATHROOMS PLUS CLOAKROOM
- GARDENS TO FRONT AND REAR
- FABULOUS VIEWS
- EPC RATING B

- FOUR BEDROOMS
- HIGHLY DESIRABLE OPEN COUNTRYSIDE LOCATION
- DRIVEWAY PARKING
- COUNCIL TAX BAND C
- LEASEHOLD

Tel: 01706 390 500

# Shopwood Way

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Located within a highly sought-after development, on the door step to open countryside and only a short distance to the heart of Littleborough village offering a range of local amenities including shops, schools, and a train station with direct links to both Manchester and Leeds. This beautifully presented four-bedroom semi-detached home is a must-see.

Beautifully maintained throughout, the property offers spacious accommodation comprising a welcoming entrance hallway, a convenient downstairs cloakroom, a modern fitted kitchen, and a generously sized lounge/diner with French doors opening onto the rear garden.

Upstairs, there are four bedrooms, including a master bedroom with en-suite shower room, along with a modern family bathroom.

Externally, the rear garden has been thoughtfully landscaped to include a paved patio area and low-maintenance AstroTurf lawn, enjoying open countryside views as its picturesque backdrop. To the side of the property, there are two private parking spaces.

Early viewing is highly recommended to fully appreciate the setting, space, and presentation of this lovely home.



### Entrance Hall

A welcoming hallway with the stairs that lead to the first floor landing and doors to downstairs accommodation with a useful storage cupboard to hang coats and store shoes.

### Downstairs WC

Fitted with a low-level WC, pedestal wash basin, and finished with tiled flooring.

### Kitchen

13'10" max x 8'1" (4.22 max x 2.48)

A modern fitted kitchen featuring a range of wall and base units with complementary work surfaces, stainless steel sink, gas hob with overhead extractor, and built-in electric oven. There is space for a freestanding fridge freezer, along with plumbing for both a washing machine and a dishwasher. The kitchen also houses the boiler and benefits from a window overlooking the front elevation.

### Lounge/Diner

18'6" x 15'6" max (5.64 x 4.73 max)

A fantastic and spacious living area enjoying lovely views of the rear garden and stunning open aspect beyond. The room offers ample space for both comfortable lounge furniture and a large dining table, making it ideal for family living or entertaining. Additional features include a useful under-stairs storage cupboard and French patio doors that open directly onto the rear garden.

### Landing

With access to all first floor rooms, built in storage cupboard and loft access which has a ladder, light and partly boarded for storage.

### Bedroom 1

12'7" x 8'6" (3.85 x 2.60)

A light and bright double bedroom located at the rear of the property, enjoying wonderful open views. The room benefits from a private en-suite shower room.

### En-Suite Shower Room

2'7" x 8'6" (0.79 x 2.60)

A modern fitted bathroom suite comprising of a large walk in shower, low level WC and wash hand basin.

### Bedroom 2

10'7" x 8'6" (3.23 x 2.60)

A further generously sized double bedroom situated at the front of the property, offering ample space for bedroom furniture and enjoying plenty of natural light.

### Bedroom 3

10'5" max x 6'8" (3.18 max x 2.04)

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

### Bedroom 4

10'2" max x 6'8" (3.11 max x 2.04)

A further single bedroom located at the rear of the property, enjoying pleasant views over the garden and open aspect beyond. Ideal as a child's room, study, or nursery.

### Family Bathroom

5'10" max x 8'6" (1.79 max x 2.60)

A modern fitted bathroom suite featuring a low-level WC, wash hand basin, and a panelled bath. Finished with contemporary fittings and a clean, neutral décor.

### Gardens and Driveway

The beautifully landscaped rear garden is a standout feature of the property due to it backing directly onto open countryside for a peaceful and scenic outlook. It includes a paved patio seating area and a low-maintenance artificial lawn, all enclosed by secure fencing, perfect for relaxing or entertaining.

### Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 145

Leasehold Annual Service Charge Amount £180.00

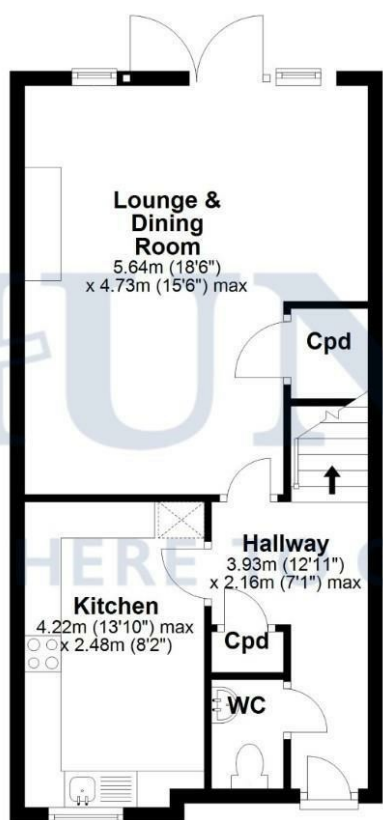
Leasehold Ground Rent Amount £250.00

Council Tax Banding; ROCHDALE COUNCIL BAND C

# Floorplan

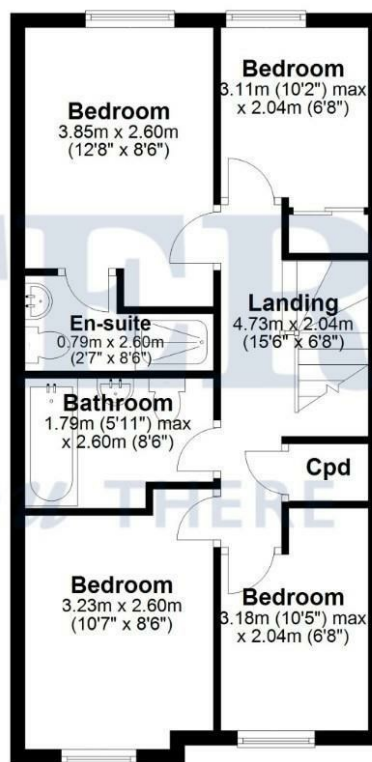
## Ground Floor

Approx. 46.4 sq. metres (498.9 sq. feet)



## First Floor

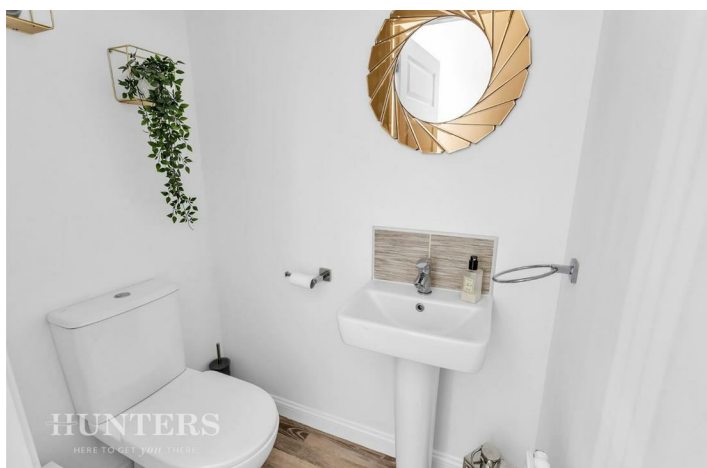
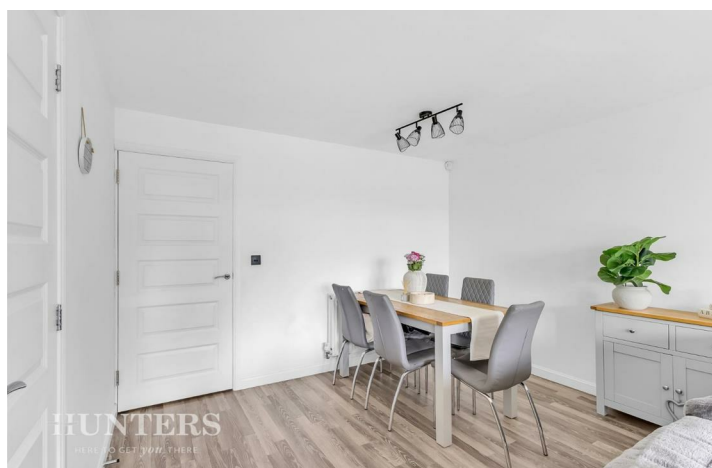
Approx. 46.8 sq. metres (503.7 sq. feet)



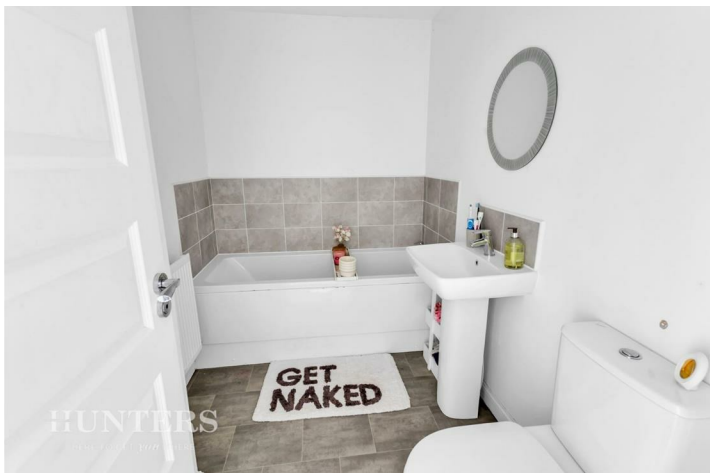
Total area: approx. 93.1 sq. metres (1002.6 sq. feet)

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.



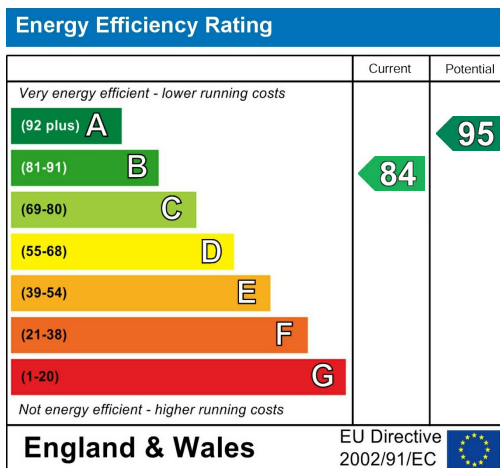








## Energy Efficiency Graph

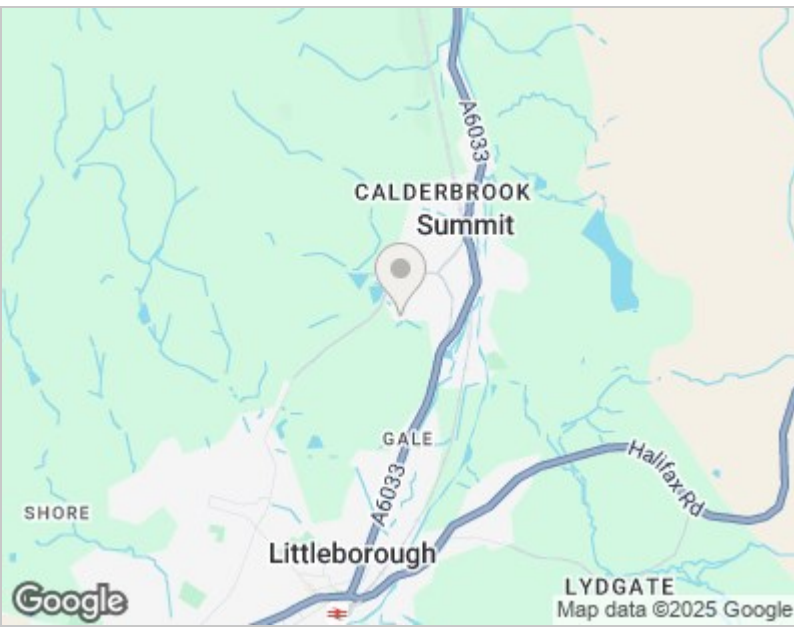


## Viewing

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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