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Starring Way

Bents Farm, Littleborough, OL15 8LP

£295,000

2 2 2 C

- EXTENTED LINKED DETACHED BUNGALOW
- TWO BATHROOMS
- KITCHEN & UTILITY ROOM
- SOLD WITH NO CHAIN
- COUNCIL TAX BAND C
- TWO RECEPTION ROOMS
- TWO BEDROOMS
- GARDENS DRIVE AND GARAGE
- LEASEHOLD
- EPC RATING C

Tel: 01706 390 500

Starring Way

Bents Farm, Littleborough, OL15 8LP

£295,000

Situated in a highly desirable and convenient location close to Littleborough village, this extended two double bedroom link-detached bungalow offers spacious and versatile living accommodation.

Beautifully maintained throughout, the property features two generous reception rooms, a fitted kitchen, utility room, and two bathrooms. The layout offers both comfort and practicality, enhanced by gas central heating and double glazing.

Externally, the home boasts gardens to the front and rear, a private driveway providing off-road parking, and an integral garage with an electric up-and-over door.

Offered for sale with no onward chain, this charming bungalow presents a rare opportunity to purchase a home in one of the area’s most sought-after locations, within easy reach of local amenities, transport links, and the picturesque countryside surrounding Littleborough.

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Entrance Hall

Accessed via a side entrance, the hallway offers a welcoming introduction to the home. It features built-in storage cupboards, loft access for additional storage, and doors leading to all principal accommodation.

Lounge

18'0" max x 10'11" (5.49 max x 3.34)

A bright and spacious lounge with a front aspect window allowing for plenty of natural light. The room offers ample space for both relaxing and dining, making it a versatile living area.

Kitchen

10'7" max x 9'9" (3.23 max x 2.99)

Fitted with an attractive in-frame solid wood kitchen comprising a range of wall and base units. Includes a built-in oven and hob, with space and plumbing for further appliances. A front-facing window provides natural light and a pleasant outlook.

Sitting Room

10'5" x 19'9" (3.20 x 6.03)

A fantastic extended sitting room offering a bright and airy space with high ceilings and an abundance of natural light. Featuring four Velux windows with built-in blinds and glazed double doors opening out to the garden, this impressive room is ideal for relaxing or entertaining.

Bedroom one

14'7" x 10'11" (4.47 x 3.34)

A generously sized double bedroom featuring fitted wardrobes for ample storage. Offers convenient access into the sitting room, enhancing the flow and versatility of the living space.

Bedroom two

11'2" x 9'9" (3.42 x 2.99)

Second double bedroom, with sliding doors into the sitting room.

Bathroom

6'8" x 5'8" (2.05 x 1.74)

Fitted with a modern white three-piece suite comprising a WC, wash hand basin, and a bath with shower over. Finished with tiled walls, a heated towel rail, and a side-facing window providing natural light and ventilation.

Shower Room

5'0" x 5'9" (1.53 x 1.76)

Appointed with a modern three-piece suite including a WC, wash hand basin, and a shower cubicle. A rear-facing window provides natural light and ventilation.

Utility Room

4'7" x 8'5" (1.41 x 2.59)

Practical utility space with plumbing and space for a washing machine, along with additional storage options. Provides internal access to the garage and a door leading directly to the shower room.

Gardens Drive & Garage

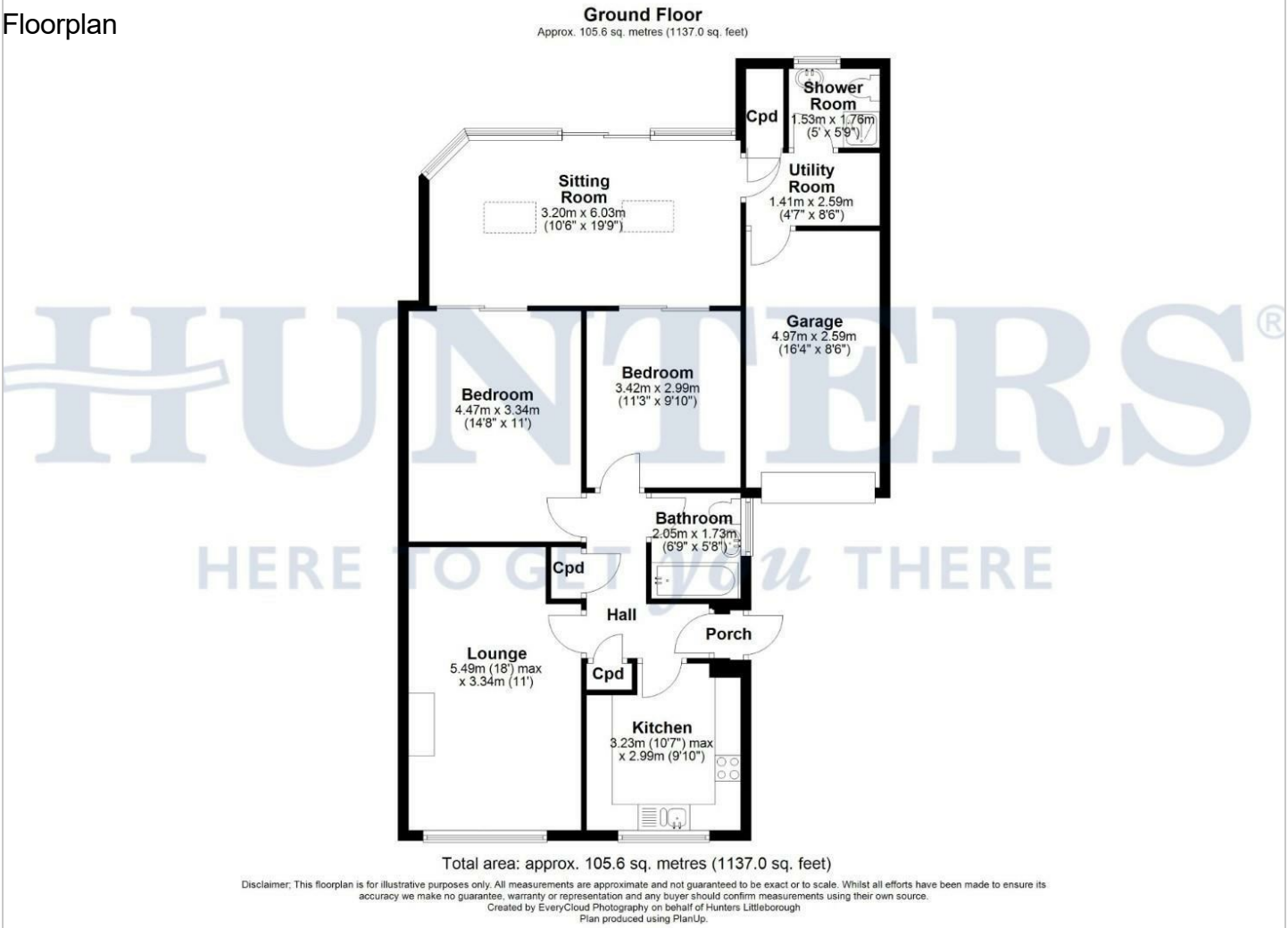
16'3" x 8'5" (4.97 x 2.59)

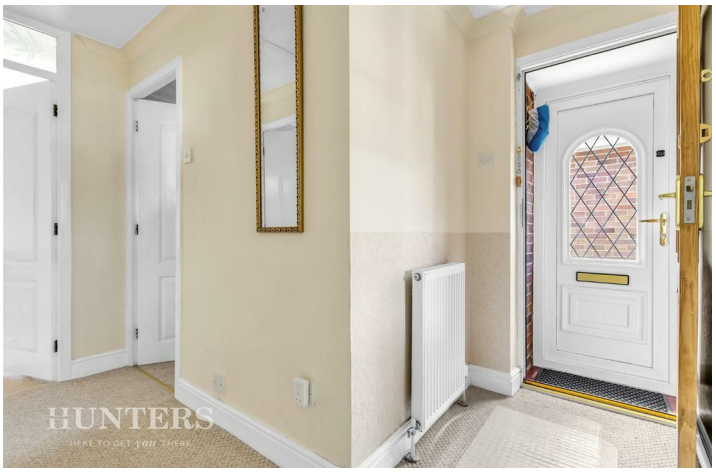
The front garden features a neat lawn bordered by mature plants and flowers, adding kerb appeal. A block-paved driveway provides off-road parking and leads to a garage fitted with an electric up-and-over door. To the rear, the enclosed garden offers a low-maintenance outdoor space with a paved patio area and an artificial lawn, ideal for relaxing or entertaining.

Material Information - Littleborough

Tenure Type; LEASEHOLD
Leasehold Years remaining on lease; 944
Leasehold Annual Ground Rent Amount £17.00
Council Tax Banding; ROCHDALE COUNCIL BAND C

Floorplan


Ground Floor
Approx. 105.6 sq. metres (1137.0 sq. feet)
Shower Room
1.53m x 1.76m
(5' x 5'9")
Cpd
Utility Room
1.41m x 2.59m
(4'7" x 8'6")
Sitting Room
3.20m x 6.03m
(10'6" x 19'9")
Garage
4.97m x 2.59m
(16'4" x 8'6")
Bedroom
3.42m x 2.99m
(11'3" x 9'10")
Bedroom
4.47m x 3.34m
(14'8" x 11')
Bathroom
2.05m x 1.73m
(6'9" x 5'8")
Cpd
Hall
Porch
Lounge
5.49m (18') max
x 3.34m (11')
Cpd
Kitchen
3.23m (10'7") max
x 2.99m (9'10")
Total area: approx. 105.6 sq. metres (1137.0 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.



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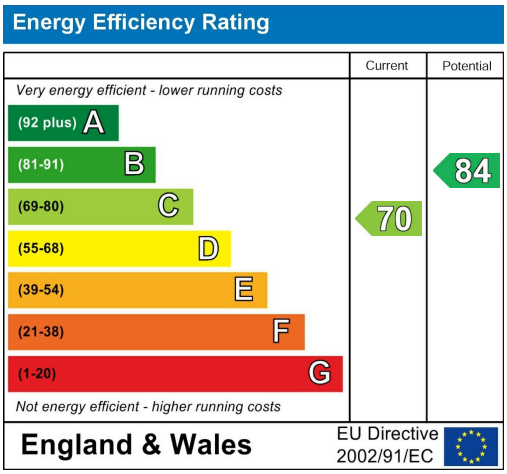
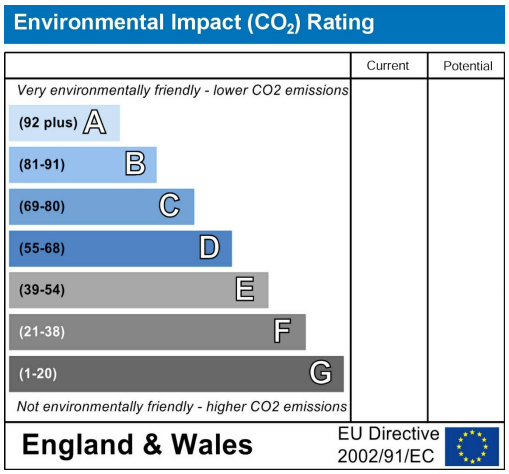
Energy Efficiency Graph





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

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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.

85 Church Street, Littleborough, OL15 8AB
Tel: 01706 390 500 Email: littleborough@hunters.com
https://www.hunters.com

The Property Ombudsman