

# HUNTERS®

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## Shopwood Way

Littleborough, OL15 9AP

£290,000



- SEMI-DETACHED FAMILY HOME
- TWO BATHROOMS
- HIGHLY POPULAR RESIDENTIAL LOCATION
- PRIVATE DRIVEWAY PARKING
- EPC RATING B

- FOUR BEDROOMS
- SPACIOUS LOUNGE DINER
- GARDENS TO FRONT AND REAR
- COUNCIL TAX BAND C
- LEASEHOLD

Tel: 01706 390 500

# Shopwood Way

Littleborough, OL15 9AP

£290,000



Located within a highly sought-after development, on the doorstep of open countryside yet just a short distance from the heart of Littleborough village, this beautifully presented four-bedroom semi-detached home is a must-see. Littleborough offers a range of local amenities including shops, well-regarded schools, and a train station providing direct links to both Manchester and Leeds.

Well presented and maintained throughout, the property provides spacious and well-planned accommodation. The ground floor comprises a welcoming entrance hallway, a convenient downstairs cloakroom, a modern fitted kitchen, and a generous lounge/diner with French doors opening out onto the rear garden — ideal for both everyday living and entertaining.

To the first floor are four well-proportioned bedrooms, including a master bedroom with its own en-suite shower room, along with a contemporary family bathroom.

Externally, the rear garden offers a paved patio area and a lawned flat garden, ideal for families. To the side of the property are two private parking spaces.

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

### Hallway

12'11" x 7'1" (3.93m x 2.16m)

Bright and airy, the hallway welcomes you with tasteful pale wood-effect flooring and a neutral palette. It provides access to the kitchen, cloakroom, and stairs leading to the first floor, with a useful storage cupboard, ideal for storing shoes and coats.

### Kitchen

13'10" x 8'2" (4.22m x 2.48m)

The kitchen boasts a modern and efficient layout fitted with a range of wall and base units. Equipped with built-in appliances, including a gas hob, oven, dishwasher and washing machine. It features ample storage and counter space, as well as a breakfast bar by the window invites casual dining.

### Lounge & Dining Area

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

This spacious lounge and dining area is filled with natural light through French doors that open out to the garden, creating an inviting space for relaxation and entertaining. The dining area comfortably fits a table and chairs, while the lounge area provides plenty of space for seating. With a useful built in storage cupboard.

### WC

A convenient ground floor cloakroom features a white pedestal wash basin and low level WC, accented by dark flooring and bright white walls, ensuring a fresh and clean feel.

### Landing

15'6" x 6'8" (4.73m x 2.04m)

The landing provides access to four bedrooms, the family bathroom, en-suite, and a useful storage cupboard.

### Bedroom 1

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

The master bedroom is a spacious double bedroom with overhead storage units. Light floods in through the window, complementing the soft neutral decor and carpet flooring.

### En-suite

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

The en-suite shower room adjoins the master bedroom, featuring a sleek and compact design with a shower, wash basin, and low level WC. The walls are tiled around the shower area, offering a practical and private space.

### Bedroom 2

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

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

### Bedroom 3

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

Another comfortable bedroom, ideal as a child's bedroom or guest room with ample space for a single bed and storage furniture.

### Bedroom 4

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

A further bedroom, currently used as a home office, however would make an ideal child's bedroom or guest room.

### Bathroom

5'11" x 8'6" (1.79m x 2.60m)

The family bathroom is appointed with a white suite including a bath with an overhead shower and glass screen, a pedestal wash basin, and a low level WC. Neutral tiling surrounds the bath area, while the rest of the room is finished in white, creating a bright and clean space.

### Rear Garden

The rear garden offers a private outdoor space with a paved patio, perfect for seating and entertaining. Beyond the patio is a lawn bordered by fencing and mature trees, providing a pleasant backdrop and privacy.

### Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 144

Leasehold Annual Service Charge Amount £180.00

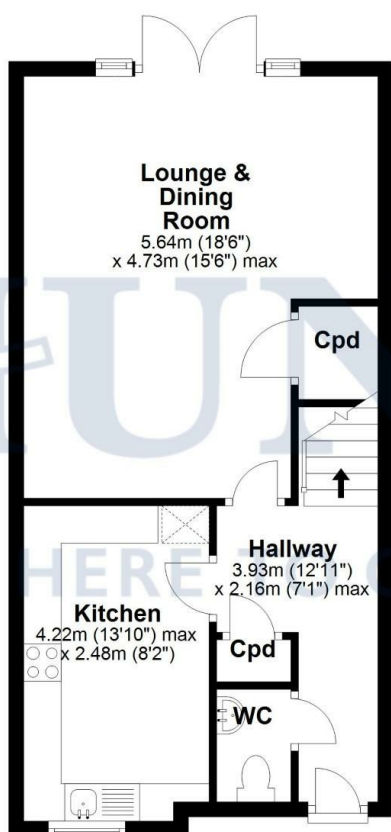
Leasehold Ground Rent Amount £250.00

Council Tax Banding; ROCHDALE COUNCIL BAND C

# Floorplan

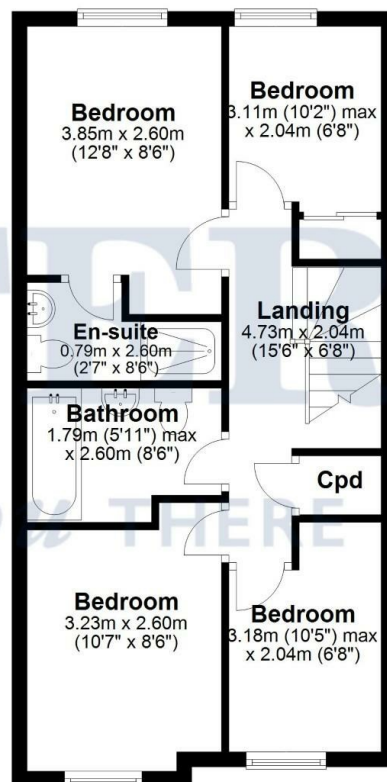
## Ground Floor

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.

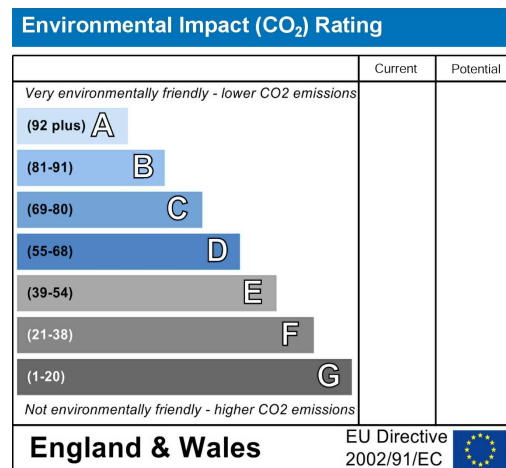
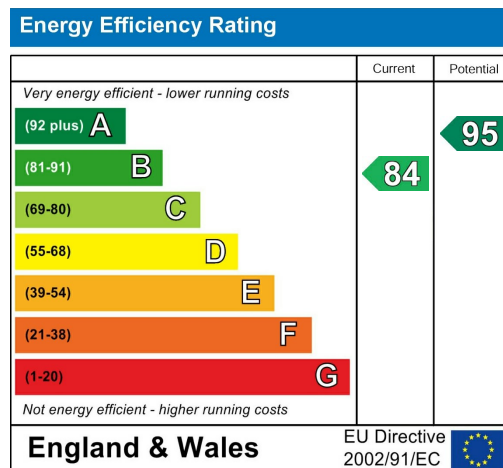
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Plan produced using PlanUp.







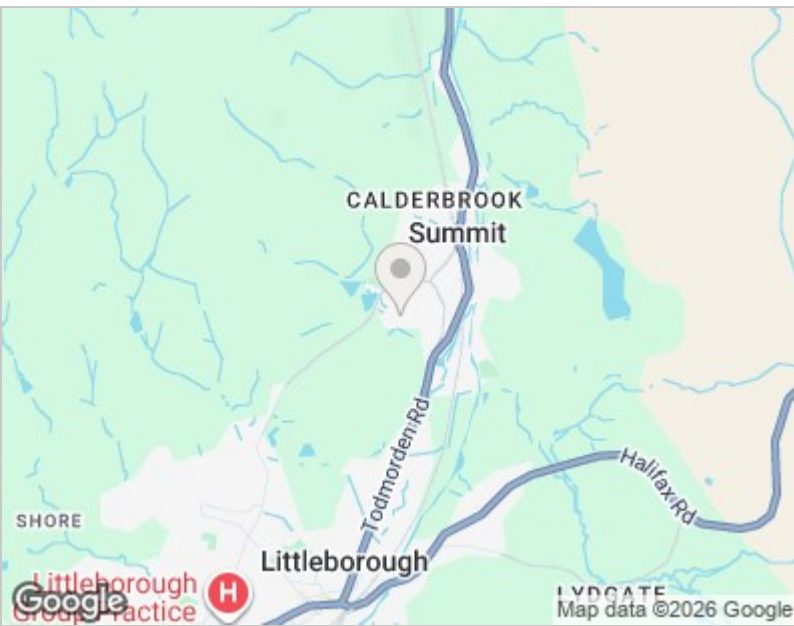
## Energy Efficiency Graph



## 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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