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HERE TO GET *you* THERE

Shore Mount

Littleborough, OL15 8EW

£310,000

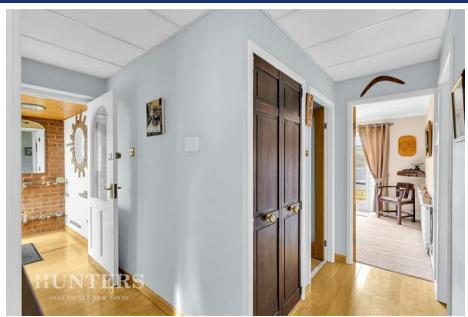


- A FANTASTIC SEMI DETACHED FAMILY HOME
- THREE DOUBLE BEDROOMS
- TWO BATHROOMS
- OFFERED WITH NO ONWARD CHAIN
- EPC RATING TBC
- SITUATED ON A CORNER PLOT ENJOYING PANORAMIC VIEWS
- TWO RECEPTION ROOMS
- GARAGE, DRIVEWAY AND GARDEN TO THREE SIDES
- COUNCIL TAX BAND D
- FREEHOLD

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Hunters Estate Agents are delighted to present to the open market this fantastic family home, located in the highly sought-after area of Shore. Ideally positioned within close proximity to Littleborough village, the property benefits from easy access to a wide range of local amenities, including schools, shops, and the mainline train station providing direct links to Manchester and Leeds city centres.

The property offers spacious accommodation throughout. The ground floor comprises a generous lounge, separate dining room, breakfast kitchen, and a versatile downstairs bedroom. To the first floor are three well-proportioned double bedrooms and a fitted shower room.

Occupying a corner plot with panoramic views, this home further benefits from a fantastic garden, an integral garage, and private driveway parking.

Offered to the market with no onward chain, this superb property represents an excellent opportunity for families and early viewing is highly recommended.

Hallway

The hallway is bright and practical, connecting the main rooms with storage cupboards and access to the stairs leading to the first floor. It has light flooring and neutral walls, creating a fresh and welcoming space on entry.

Lounge

17'2" x 21'4" (5.22m x 6.50m)

This spacious lounge is bright and welcoming, with large windows that look out onto the front garden. It features a focal fireplace surrounded by decorative tiling. The room comfortably accommodates seating and storage furniture, creating a cosy space for relaxation.

Dining Room

10'2" x 16'8" (3.11m x 5.07m)

A well-proportioned dining room with ample natural light from double doors leading to the rear garden. The room is neutral in tone, allowing flexibility for furnishing and creates a perfect space for shared meals and entertaining.

Kitchen

13'10" x 10'8" (4.23m x 3.25m)

This kitchen is practical and spacious, featuring plentiful cabinetry with a light worktop. It benefits from a window over the sink with views to the garden and hills beyond, and includes space for laundry appliances and freestanding cooker. Light flooring and walls complement the natural wood tones of the units, creating an inviting cooking space.

Bathroom

6'4" x 13'1" (1.92m x 3.98m)

This bathroom combines modern fittings with a traditional feel, featuring a corner bath, separate shower cubicle, and a toilet. The walls are tiled up to mid-height with pale tiles with decorative trim, and the ceiling is finished with panelling. A small window brings in natural light.

Landing

A spacious landing area on the first floor, featuring built-in storage cupboards and access to the bedrooms and shower room. The space is well-lit with windows and provides a practical connection between rooms.

Bedroom 1

17'6" x 8'4" (5.33m x 2.53m)

The largest bedroom is flooded with natural light from

a large window with views over the garden and the surrounding countryside. It features extensive built-in wardrobes with mirrored sections and space for a dressing table, creating a comfortable and practical master bedroom.

Bedroom 2

12'0" x 10'5" (3.66m x 3.18m)

This bedroom features fitted wardrobes with overhead storage and shelving, and a window that allows pleasant natural light from the front of the property. The room provides a warm and inviting space with neutral tones and wood flooring.

Bedroom 3

12'0" x 10'6" (3.66m x 3.20m)

A well-sized double bedroom with a window overlooking the rear garden and countryside beyond. It is light and airy, with built-in storage and neutral décor, making it a versatile space for guests or family members.

Shower Room

8'8" x 6'6" (2.63m x 1.97m)

This shower room is fitted with a shower cubicle, a toilet, and a wash basin. It is finished with light tiles and offers a practical addition to the first-floor accommodation.

Garden

Situated on a large corner plot, the rear garden enjoys a spacious lawn bordered by fencing with a paved patio area laid for outdoor furniture. The garden offers a lovely space to relax or entertain while enjoying views of the surrounding hills and countryside.

Garage and parking

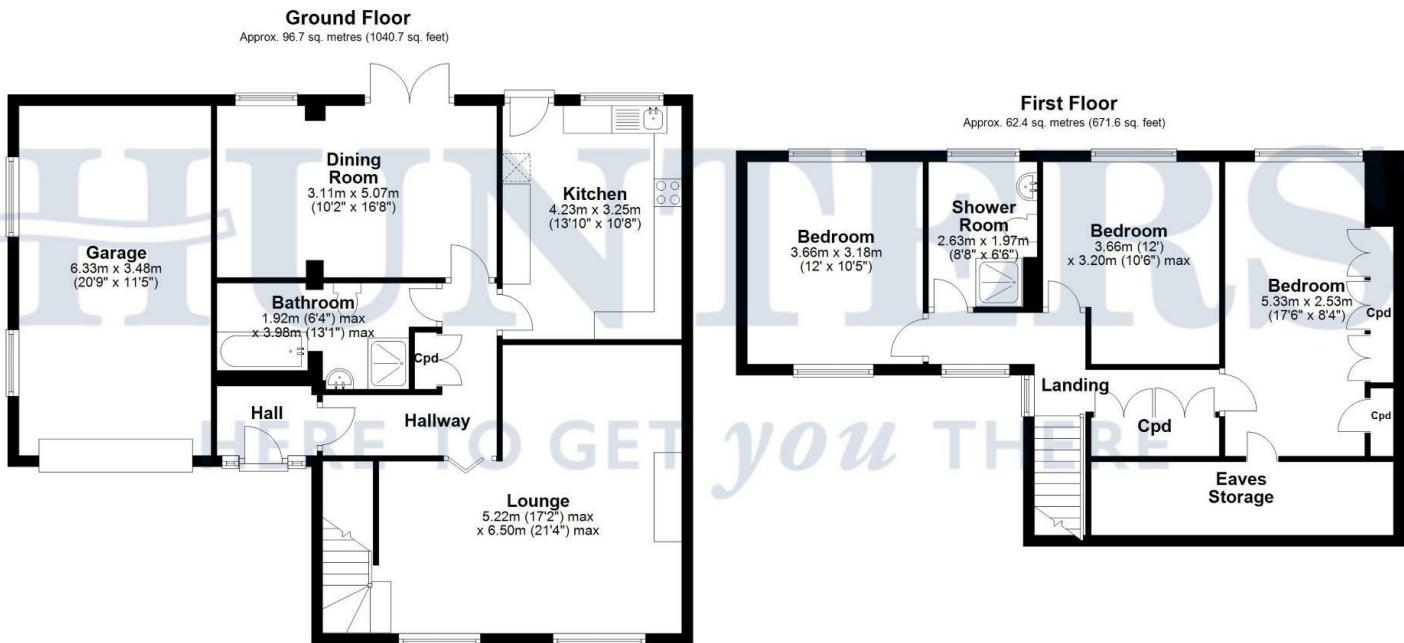
A garage can be located at the side of the property, with an up and over door and heating. Driveway parking can be located to the front of the garage.

Material Information - Littleborough

Tenure Type; FREEHOLD

Council Tax Banding; ROCHDALE COUNCIL BAND D

Floorplan



Total area: approx. 159.1 sq. metres (1712.3 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.





Tel: 01706 390 500



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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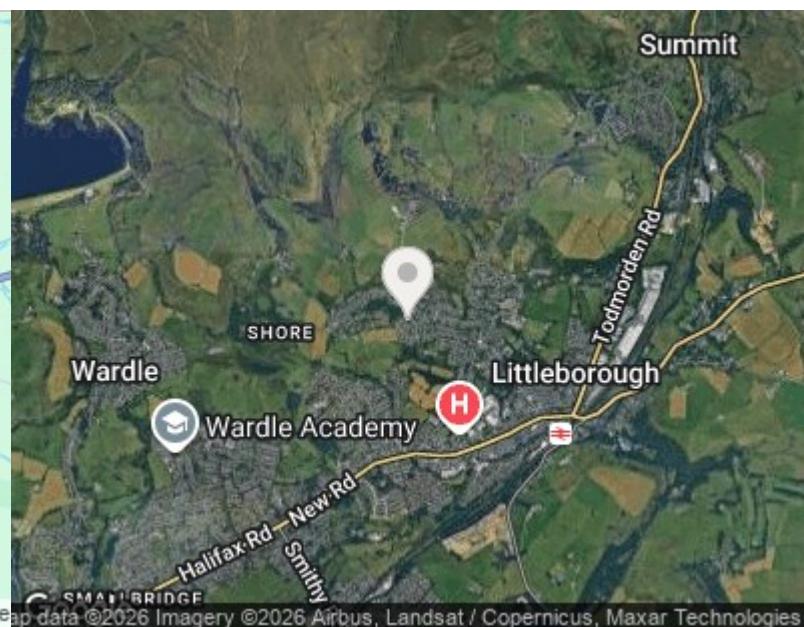
Viewing

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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