

HUNTERS®

HERE TO GET *you* THERE



Syke Road

Hollingworth Road, Littleborough, OL15 0AH

£1,250,000

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Syke House Farm Syke Road

Hollingworth Road, Littleborough, OL15 0AH

£1,250,000



GROUND FLOOR

GROUND FLOOR

FRONT ENTRANCE HALL

5'9" x 8'6" (1.75 x 2.58)

a welcoming entrance hall with stone flooring, radiator and under stairs storage cupboard.

DINING ROOM 1

13'8" x 19'1" (4.16 x 5.82)

located to the left of the property with cast iron fireplace, beamed ceiling, radiator, and double glazed window to the front elevation.

LOUNGE 1

13'8" x 13'8" (4.17 x 4.17)

located to the rear of the property with feature fireplace, two circular double glazed windows to the side and a large double glazed window to the rear elevation.

KITCHEN 1

11'10" x 12'9" (3.61 x 3.88)

fitted with a range of wall and base units, composite sink, beamed ceilings with skylights, radiator and double glazed window to the front and rear.

REAR ENTRANCE HALL

5'9" x 24'3" (1.75 x 7.4)

an impressive hallway with stone flooring, stairs accessing the first floor and radiator.

DINING ROOM 2

14'3" x 18'6" (4.35 x 5.63)

with beamed ceilings, stairs accessing the first floor, radiator and double glazed window to the front elevation.

LOUNGE 2

14'3" x 14'3" (4.35 x 4.35)

with a feature fireplace and multi fuel burner, radiator, double glazed window to the rear and access to the conservatory.

CONSERVATORY

7'9" x 11'3" (2.36 x 3.43)

currently used as a play room with double glazed windows and access to the rear garden.

KITCHEN 2

12'6" x 18'6" (3.8 x 5.63)

fitted with a range of wall and base units, feature cast iron range, electric oven, hob, composite sink and plumbing for both a dishwasher and washing machine. Double glazed window and rear door leading to the garden. Access to the barn.

FIRST FLOOR

FIRST FLOOR

LEFT HAND SIDE OF THE HOUSE

LEFT HAND SIDE OF THE HOUSE

LANDING 1

5'10" x 23'0" (1.79 x 7.02)

with stained glass window and access to first floor bedrooms and bathroom.

BEDROOM 4

12'4" x 13'10" (3.77 x 4.22)

located to the front of the property with fitted wardrobes, double glazed window, radiator and access to the en suite bathroom.

EN SUITE

6'5" x 13'10" (1.96 x 4.22)

a fitted four piece bathroom with corner bath, low level WC, bidet, wash hand basin, heated chrome towel rail and fitted storage dresser. Frosted double glazed window to the side elevation.

BEDROOM 3

13'8" x 13'10" (4.16 x 4.22)

located to the rear of the property with radiator and double glazed window.

BATHROOM 1

5'10" x 9'9" (1.79 x 2.97)

with exposed stone and an antique style bathroom suite comprising of a high level cistern, bath, wash hand basin and radiator. Frosted double glazed window to the rear elevation.

RIGHT HAND SIDE OF THE HOUSE

RIGHT HAND SIDE OF THE HOUSE

BEDROOM 1

14'7" x 15'0" (4.45 x 4.58)

located to the front of the property with built in fitted wardrobes, shower cubicle, double glazed window and radiator.

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BEDROOM 2

14'3" x 14'3" (4.35 x 4.35)

located to the rear of the property with double glazed window and radiator.

BEDROOM 5

10'4" x 13'1" (3.16 x 3.98)

the smallest of the five bedrooms with radiator and double glazed window.

BATHROOM 2

8'6" x 8'6" (2.58 x 2.6)

a tiled bathroom comprising of a panelled bath with over the head shower, vanity wash basin, bidet and low level WC. Radiator and double glazed window to the rear elevation.

BARN

BARN

GROUND FLOOR.

GROUND FLOOR

FEED STORE

11'5" x 30'6" (3.48 x 9.3)

FEED STORE

WC

WC

DRAINING ROOM

10'11" x 15'3" (3.32 x 4.66)

DRAINING ROOM

TACK ROOM

7'9" x 10'11" (2.35 x 3.32)

TACK ROOM

UTILITY ROOM

6'10" x 10'11" (2.09 x 3.32)

UTILITY ROOM

STABLES 1

29'8" x 30'6" (9.03 x 9.3)

STABLES 1

STABLES 2

16'2" x 22'5" (4.92 x 6.83)

STABLES 2

FIRST FLOOR.

FIRST FLOOR

STORAGE ROOM

30'6" x 44'5" (9.3 x 13.55)

STORAGE ROOM

WORKSHOP

16'1" x 22'4" (4.91 x 6.81)

WORKSHOP

OUTBUILDING

18'6" x 26'2" (5.64 x 7.98)

OUTBUILDING

DOUBLE GARAGE

DOUBLE GARAGE



Road Map



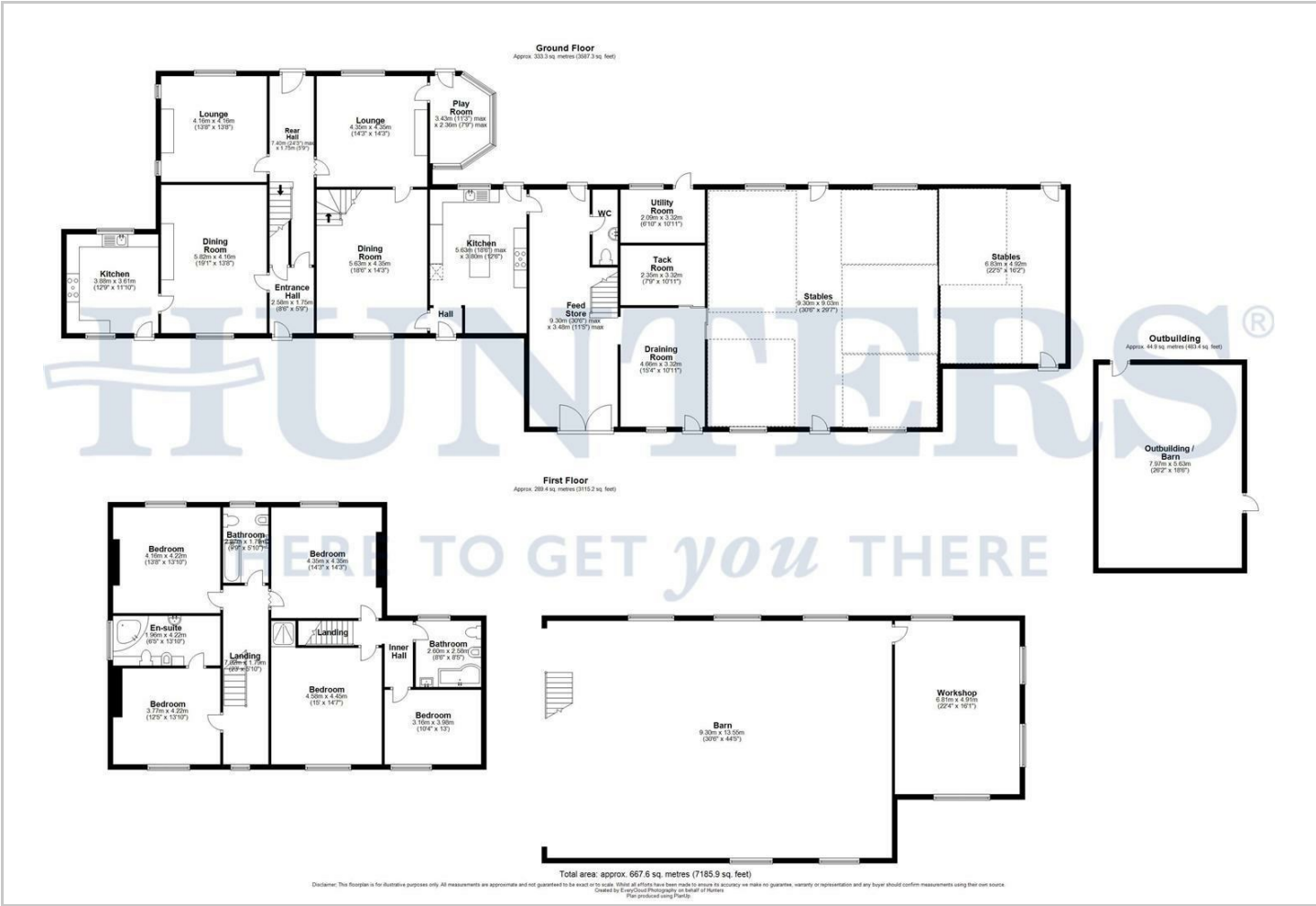
Hybrid Map



Terrain Map



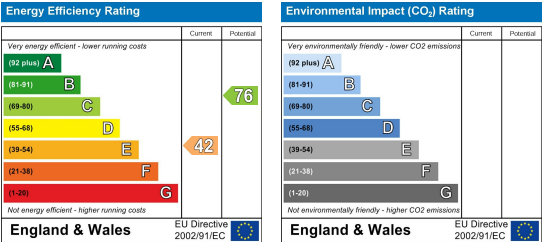
Floor Plan



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.

Energy Efficiency Graph



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.