



Shore Mount, Littleborough

- MID TOWNHOUSE
- EXTENDED KITCHEN
- THREE PIECE FAMILY BATHROOM
- OPEN VIEWS TO THE REAR
- EPC TBC
- THREE BEDROOMS
- SPACIOUS LOUNGE AND DINING AREA
- GARDENS TO FRONT AND REAR
- LEASEHOLD
- COUNCIL TAX B

£165,000

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Shore Mount, Littleborough

DESCRIPTION

Situated in a highly popular residential area, a short distance from Littleborough village and its local amenities including schools, shops and train station providing direct access to both Manchester and Leeds city centres. Enjoying far reaching views to the rear, this property comprises of a entrance hall, spacious lounge, dining area and extended kitchen to the ground floor. Leading to the first floor offers three bedrooms, two of which are doubles and a three piece family bathroom suite. Externally this property offers driveway parking and garden to the front, and a well maintained garden to the rear.

Viewings are highly recommended.

ENTRANCE HALL

A welcoming entrance hall with stairs leading to the first floor and door leading to the lounge.

LOUNGE DINER

13'7" x 14'0"

A spacious lounge with gas feature fireplace, under stairs storage cupboard and archway leading to the dining area at the rear of the property.

KITCHEN

10'0" x 7'2"

An extended kitchen, fitted with a range of wall and base units, stainless steel sink, oven and space for fridge freezer, washing machine and tumble dryer. Door leading to the rear garden.

LANDING

With access to all first floor bedrooms and loft space.

BEDROOM ONE

12'5" x 10'2"

A spacious double bedroom enjoying far reaching countryside views.

BEDROOM TWO

10'7" x 9'0"

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

BEDROOM THREE

6'2" x 7'9"

A single bedroom located to the front of the property.

BATHROOM

7'7" x 6'7"

Located to the rear of the property, tiled throughout comprising of a panelled bath, wash hand basin and low level WC.

EXTERNAL

A well maintained garden and driveway parking can be located at the front of the property. To the rear, enjoying stunning open views, offers a generous sized garden with a paved patio area, lawned grass, greenhouse and garden shed.

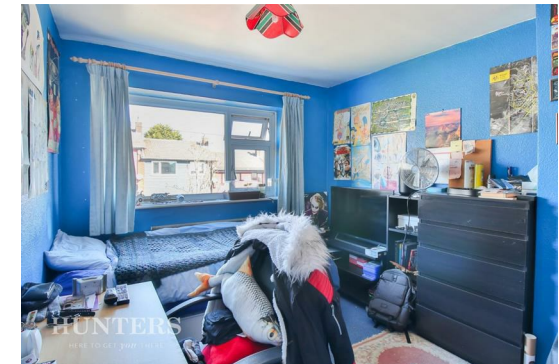
Material Information - Littleborough

Tenure Type: LEASEHOLD

Length left lease: 943

Leasehold Ground Rent Amount: £12.00 per annum

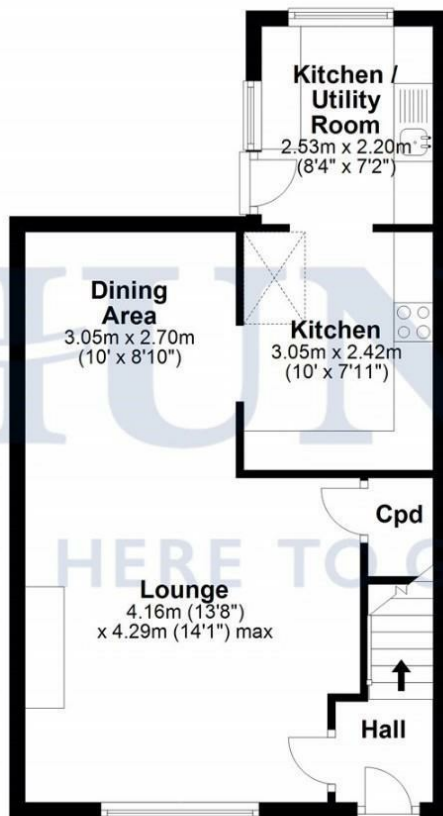
Council Tax Banding; BAND B





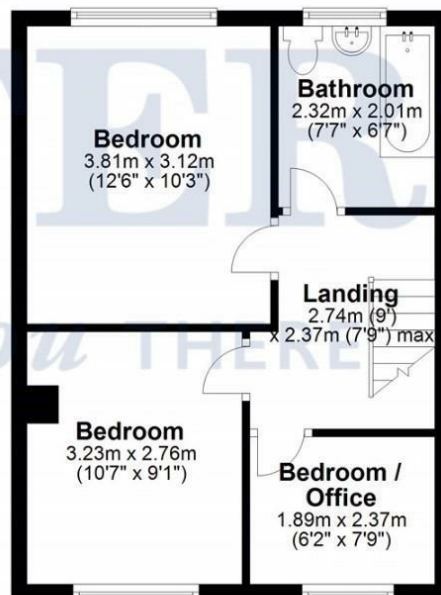
Ground Floor

Approx. 44.0 sq. metres (473.2 sq. feet)



First Floor

Approx. 37.4 sq. metres (402.1 sq. feet)




Total area: approx. 81.3 sq. metres (875.3 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
Plan produced using PlanUp.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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.

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.

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