

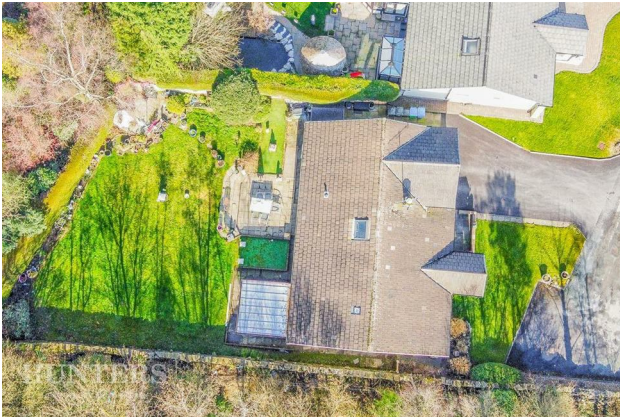
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16 Lake Side, Hollingworth Lake, Littleborough, OL15 0DD

Offers In The Region Of £550,000

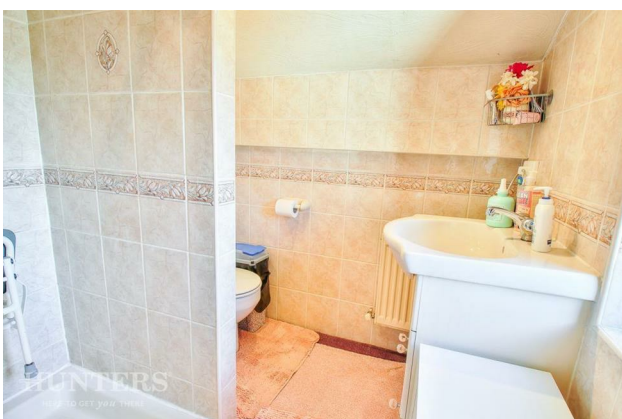
Property Images



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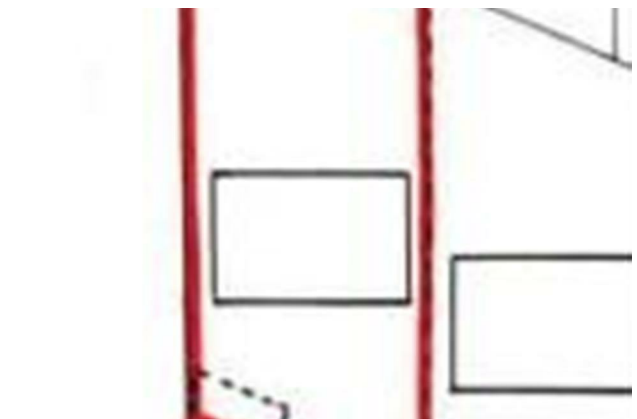
Property Images



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Property Images



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Total area: approx. 224.7 sq. metres (2418.7 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 Planity

EPC

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	

Map



Details

Type: Bungalow - Detached Beds: 4 Bathrooms: 3 Receptions: 2 Tenure: Leasehold

Summary

A rare opportunity to purchase this property located on one of the most prestigious roads near Hollingworth Lake. Situated at the end of this private road, this detached dormer bungalow, with spacious accommodation throughout stands within beautiful, well maintained gardens. Although the property requires some modernisation the potential is endless providing a buyer with a wonderful family home in a beautiful location. Internally the property briefly comprises of an entrance porch, large open plan lounge and dining area, generous kitchen, second sitting room (previously used as a bedroom) which is open plan to the conservatory, two downstairs double bedrooms, one with en-suite and a family shower room. To the first floor there is a further double bedroom with an en-suite shower room, and a good sized attic room with generous storage into the eaves. The integral garage and driveway provides off-road parking for several cars. The gardens are beautifully maintained with well-established plants, shrubs and trees. A sunny position with different patio seating areas within the gardens. The location provides easy and convenient access to all the local amenities the area has to offer, including many independent local cafés, shops, bars, restaurants and schools. Along with nearby transport links via the mainline train station for Leeds and Manchester at Littleborough or Smithy Bridge and the M62 motorway at Milnrow. Call now to arrange a viewing to fully appreciate the potential this home has to offer and the stunning location.

Features

- PRESTIGIOUS HOLLINGWORTH LAKE LOCATION • DETACHED DORMER BUNGALOW • SPACIOUS LIVING ACCOMMODATION • BEAUTIFULL GARDENS • FANTASTIC POTENTIAL • CONVENIENT COMMUTER TRANSPORT LINKS • VIEWING HIGHLY RECOMMENDED • EPC RATING TBC • LEASEHOLD • COUNCIL TAX BAND F