HUNTERS®

HERE TO GET *you* THERE



Shore Road

Littleborough, OL15 9LJ

Offers Over £360,000

4 2 2 D

- SPACIOUS DETACHED TRUE BUNGALOW
- TWO GENEROUS RECEPTION ROOMS
- TWO DRIVEWAYS & DETACHED GARAGE
- COUNCIL TAX BAND C
- FREEHOLD
- FOUR BEDROOMS & TWO BATHROOMS
- BEAUTIFULLY MAINTAINED GARDENS
- SOUGHT-AFTER SEMI-RURAL LOCATION
- EPC RATING D

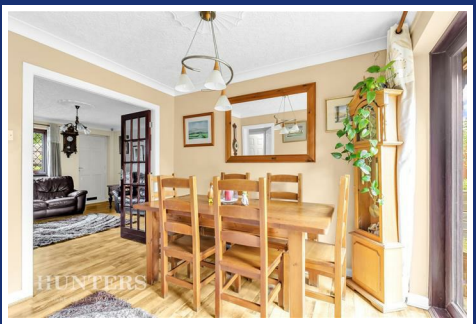
Shore Road

Littleborough, OL15 9LJ

Offers Over £360,000







This substantial detached true bungalow offers a rare opportunity to enjoy peaceful, single-level living in an idyllic setting. With fabulous countryside walks right on the doorstep, yet being only a short distance away from Littleborough village centre, where a range of local amenities, highly regarded schools and the mainline train station provide direct links to Leeds and Manchester.

The well-presented accommodation comprises four bedrooms, two bathrooms, two spacious reception rooms and a fitted kitchen, providing versatile living space that will appeal equally to those seeking the ease of single-storey living and growing families requiring ample room to spread out.

Externally, the property is complemented by lovely, well-maintained gardens, creating attractive spaces for relaxing and entertaining. Further benefits include two driveways, offering extensive off-road parking, together with a detached garage.

Offering generous accommodation, beautiful gardens and a highly desirable countryside setting, this impressive bungalow presents a wonderful opportunity for buyers looking for a forever home in a truly special location.

Lounge

14'1" x 13'1" (4.29m x 3.99m)

The lounge is a welcoming space featuring a traditional fireplace with a decorative surround. The room benefits from a large leaded window that floods the space with natural light and offers garden views. The wooden flooring adds warmth creating a cosy atmosphere.

Dining Room

9'10" x 7'11" (3.01m x 2.41m)

Adjoining the lounge and the kitchen, the dining room comfortably accommodates a dining table, ideal for family meals. Sliding glass door opens onto the rear garden decking, inviting in plenty of natural light and providing easy garden access.

Kitchen

10' x 9'2" (3.06m x 2.79m)

The kitchen is bright and functional with white cabinetry and wood-effect work surfaces that run along two walls to create ample preparation space. Integrated appliances include a gas hob and oven, while freestanding appliances fit neatly. A door leads directly to the garden, allowing fresh air in and convenient outdoor access. The tiled splashback and wooden floor complete the look with a warm, country-style feel.

Bedroom 1

11'11" x 9'2" (3.64m x 2.79m)

This well-proportioned bedroom comfortably fits a double bed alongside fitted wardrobes, and a large leaded window to the front aspect.

En-Suite Shower Room

5'5" x 5'9" (1.64m x 1.75m)

The shower room is practical and tiled in a warm terracotta tone, featuring a corner shower unit with glass doors, a pedestal sink, and a toilet.

Bedroom 2

9'10" x 8' (3.01m x 2.43m)

This double bedroom is decorated in neutral tones and carpeted with a range of fitted wardrobes.

Bedroom 3

9'10" x 8' (3.00m x 2.43m)

A single bedroom featuring a built-in tall wardrobe unit, this room benefits from a leaded window that ensures natural light. Its wooden flooring and simple decor make it a versatile space, ideal as a guest room or study with built in wardrobes and cupboard housing boiler.

Bedroom 4

6'10" x 8'6" (2.09m x 2.60m)

The fourth bedroom is an ideal child's bedroom or it would make a comfortable environment for work or study.

Bathroom

6'11" x 5'4" (2.11m x 1.62m)

The bathroom offers a white suite consisting of a pedestal sink, toilet, and a bath. Fully tiled walls and floor enhance the practical and clean feel, while a leaded window allows natural light.

Rear Garden

The rear garden is beautifully arranged with a paved patio area ideal for outdoor seating, with raised flower beds and a pergola adding charm. Steps lead to a lawn bordered by mature shrubs and plants, creating a private and tranquil outdoor space. A side gate provides access to the driveway and garage, while the garden benefits from a timber fence enclosing it securely.

Front Exterior

The front exterior presents a neat brick bungalow with a tiled roof, leaded windows, and a porch entrance. A raised lawn area is bordered by a low brick wall, and there is a driveway providing off-street parking.

Garage

9'8" x 16'5" (2.96m x 5.01m)

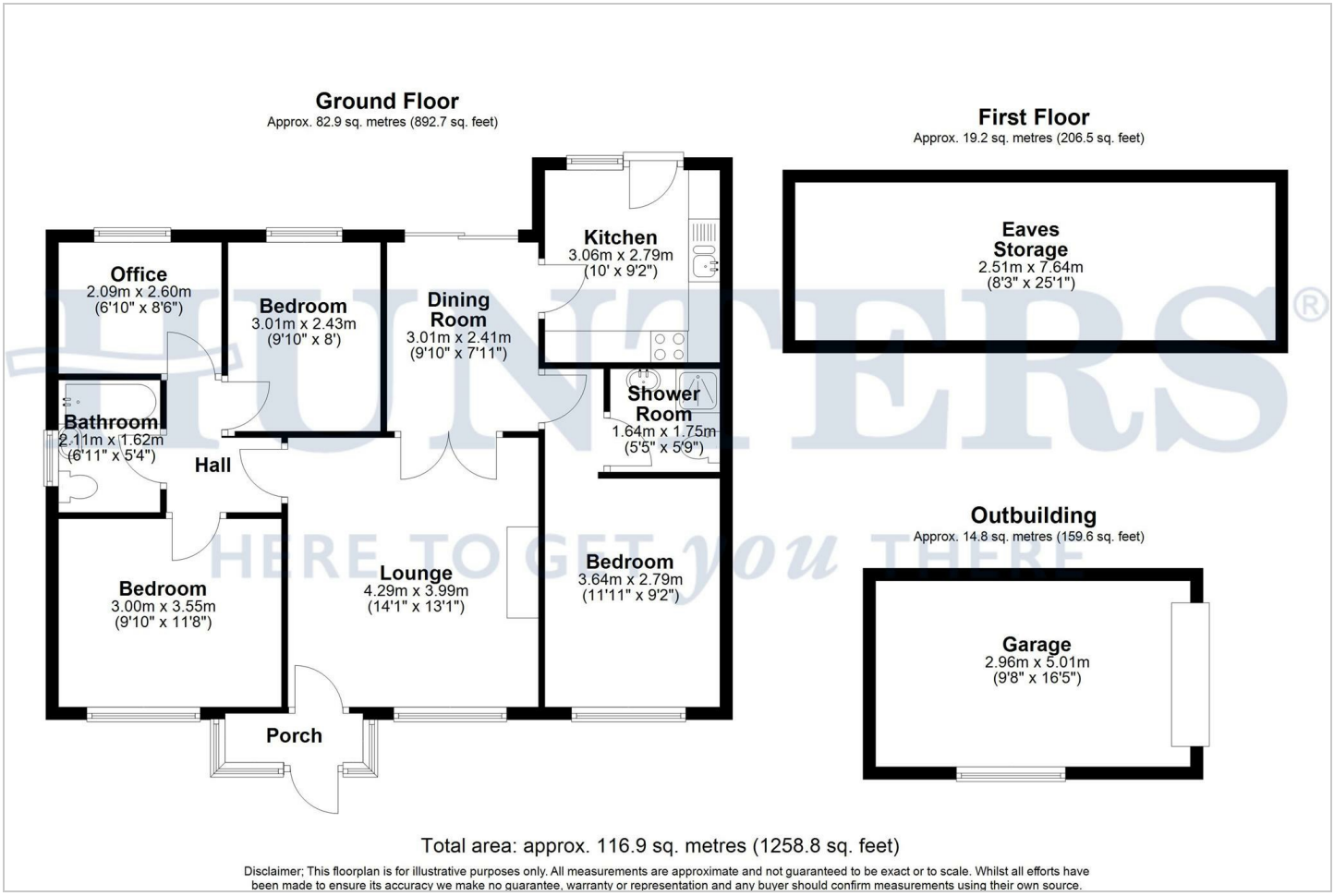
The garage is a detached single unit with a pitched roof and a roller door. It is accessed via a driveway and is set within the fenced boundary of the property, offering convenient off-street parking or storage space.

Material Information - Littleborough

Tenure Type; FREEHOLD

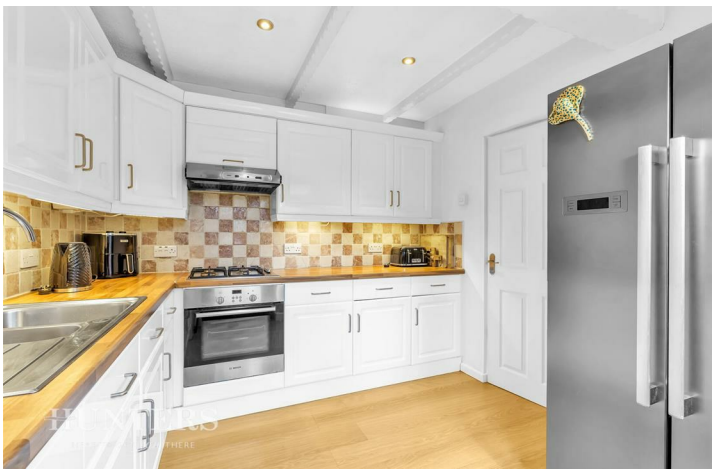
Council Tax Banding; ROCHDALE COUNCIL BAND C

Floorplan



Total area: approx. 116.9 sq. metres (1258.8 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.



















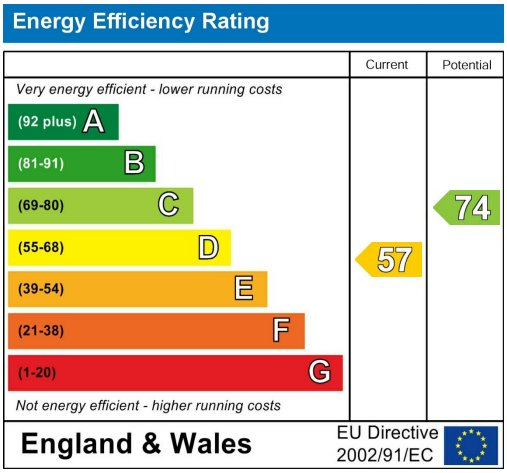


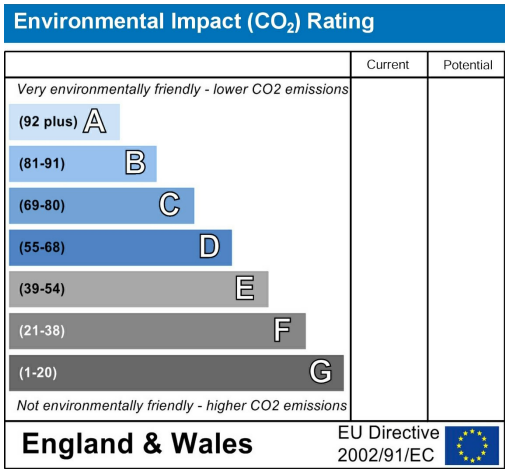






Energy Efficiency Graph





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.

85 Church Street, Littleborough, OL15 8AB
Tel: 01706 390 500 Email: littleborough@hunters.com
https://www.hunters.com

