



## Wood Bank Road, Littleborough

- TRUE STYLE DETACHED BUNGALOW
- TWO BEDROOMS
- SUN ROOM
- CLOSE TO HOLLINGWORTH LAKE
- COUNCIL TAX BAND C
- RENOVATED THROUGHOUT
- OPEN PLAN KITCHEN LIVING
- DRIVEWAY & GARAGE
- FREEHOLD
- EPC RATING D

**£290,000**

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# Wood Bank Road, Littleborough

## DESCRIPTION

Hunters Estate Agents are delighted to be able to offer to the market, this true style, two bedroom detached bungalow. Having been fully renovated throughout, including a new roof with solar panels, rewiring and all new fixtures and fittings throughout, this home offers the ability to be able to move into straight away and enjoy. Being in close proximity to Hollingworth Lake, this is an enviable location with local shops, bus routes, and the mainline train station to Leeds and Manchester all within easy reach. The property briefly comprises of an open plan kitchen living room, sunroom, useful utility room, two bedrooms and a modern shower room. The gardens to both front and rear are easy to maintain with plenty of off-road parking and a garage. Call now to arrange a viewing to fully appreciate the quality this home has to offer.



### Open Plan Living Kitchen

A modern range of base and wall units with integrated appliances, including a fridge and freezer, built in oven and combination microwave with a five ring gas hob and plenty of cupboards for storage. This room is light and bright with four windows to both rear and side aspects. The breakfast bar offers a space to be able to dine. The living area has a wonderful focal point being that of an electric stove set within the chimney breast. Plenty of space for furniture with sliding doors out to the sunroom.

### Sun Room

constructed from UPVC with a door leading out to the garden.

### Utility Room

A useful space in any home with space and plumbing for a washing machine and tumble dryer with further storage cupboards and the main external door that leads out to the side aspect.

### Inner Hallway

Two fantastic store rooms and a new air vent installed.

### Bedroom 1

A double bedroom with plenty of space for furniture with a window that looks out to the front aspect.

### Bedroom 2

Second bedroom also has a front aspect window and makes an ideal guest bedroom or dressing room.

### Shower Room

Modern walk-in shower with a low-level WC, built-in wash hand basin with useful storage and heated towel rail. The window looks out to the side aspect.

### Garage & Parking

The driveway provides plenty of off-road parking leading towards the garage.

### Gardens

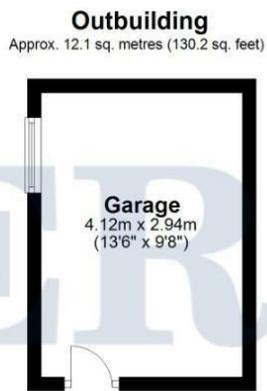
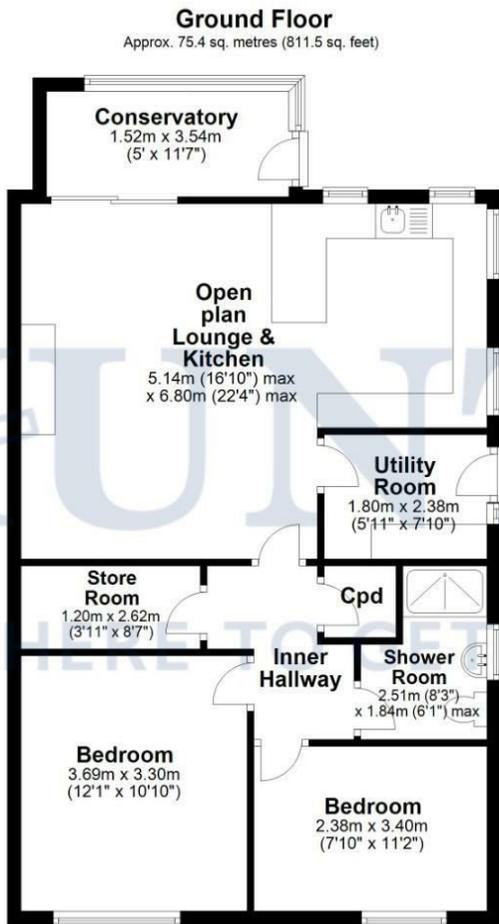
The gardens to both front and rear are easy to maintain with an array of well established plants and shrubs.

### Material Information - Littleborough

Tenure Type; FREEHOLD

Council Tax Banding; ROCHDALE COUNCIL BAND C.





Total area: approx. 87.5 sq. metres (941.6 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.  
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Plan produced using PlanUp.

## Viewing

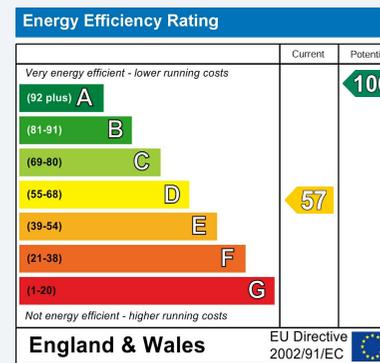
Please contact our Hunters Littleborough Office on 01706 390 500 if you wish to arrange a viewing appointment for this property or require further information.

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



## 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.



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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