



21 Shopwood Way, Littleborough

£290,000 Leasehold

Beautifully presented three bedroomed family home on a large and enviable plot situated on a highly regarded private estate, built in 2017, on the outskirts of Littleborough centre.





Modern 3-bed semi-detached home in sought-after estate, large plot, en-suite, stylish kitchen, driveway, near schools and countryside, scope to extend. Close to Littleborough centre.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

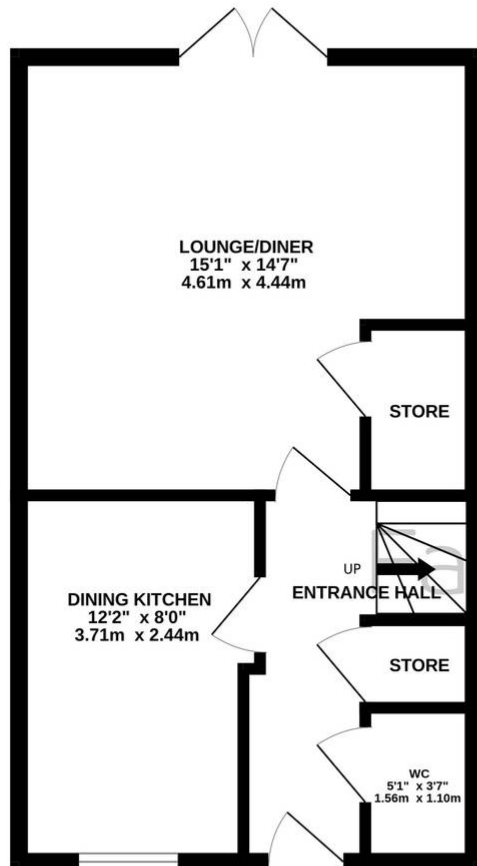
EPC Environmental Impact Rating: B

- Littleborough centre is a host to a number of independent retailers and small businesses as well as larger chains such as Co-op, Sainsburys and Lidl
- For those who love the outdoors, open countryside is never far away with Blackstone Edge, Gaddings Dam, Watergrove reservoir and local tourist attraction Hollingworth Lake all close by
- There are a number of excellent and well-regarded schools close in the catchment area, including Stansfield primary and Holy Trinity
- The first floor comprises entrance hallway (with store cupboard off), large lounge / diner (with useful understairs store cupboard), dining kitchen (with integrated dishwasher) and ground floor WC

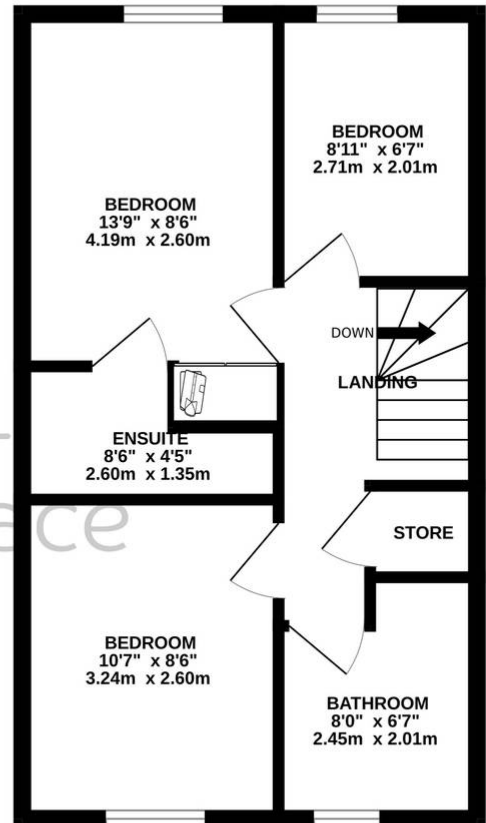
- To the first floor, all bedrooms have blackout blinds. Master bedroom has en-suite shower room as well as tasteful fitted wardrobe. Store cupboard on landing and three-piece bathroom suite in white
- Externally the property benefits from one of the largest plots on the estate, and has had summerhouse built to the rear of the garden, with electrics and its own full fibre internet connection
- Attractive rear garden with timber decked patio area outside the French doors, large lawn and kids area to bottom of the garden. Potential for extension due to size of plot
- To the front of the property there is an attractive frontage as well as a two-car driveway



GROUND FLOOR
405 sq.ft. (37.6 sq.m.) approx.



1ST FLOOR
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 809 sq.ft. (75.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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