



FacetoFace



- A semi detached cottage
- Beautiful period home
- Spacious accommodation
- Large Lounge

Shore Fold, Littleborough

£282,500

Here at FacetoFace we are pleased to bring to the market this beautiful period home. A Semi detached cottage property that dates to a wonderful by gone era and still exudes a lovely charm and character with features to enjoy such as original beams.



Property Description

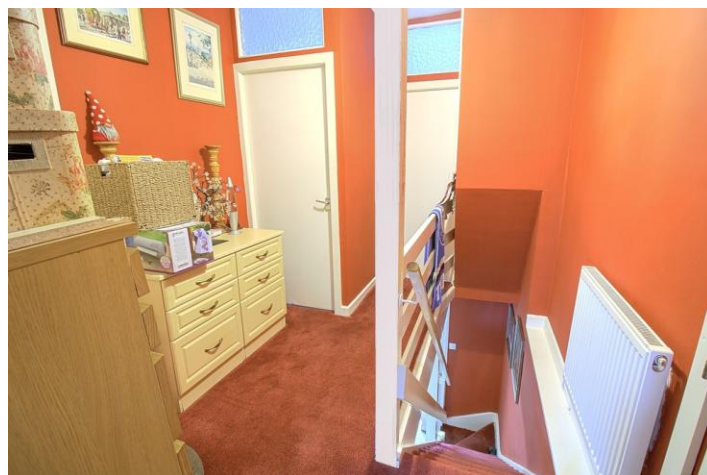
Here at FacetoFace we are pleased to bring to the market this beautiful period home. A Semi detached cottage property that dates to a wonderful by gone era and still exudes a lovely charm and character with features to enjoy such as original beams.

Shore Fold is located at the top of Shore Road and is nicely tucked away quite literally at the foothills of the surrounding countryside, where many walks are on your doorstep, and a short car drive easily connects you to the centre of this popular village. Here there is a nice selection of café's, boutiques, daily shopping stores and access to the main train station which commutes to Manchester and Leeds.

This spacious home provides a wonderful opportunity for anyone who is searching for something a little quirky, that is nicely tucked away, with well proportioned garden areas, off road parking and a garage. As you can well imagine properties such as Number 8 don't appear on the open market too often and for this reason, we strongly urge an early appointment to view.

This enigmatic dwelling further features and comprises:



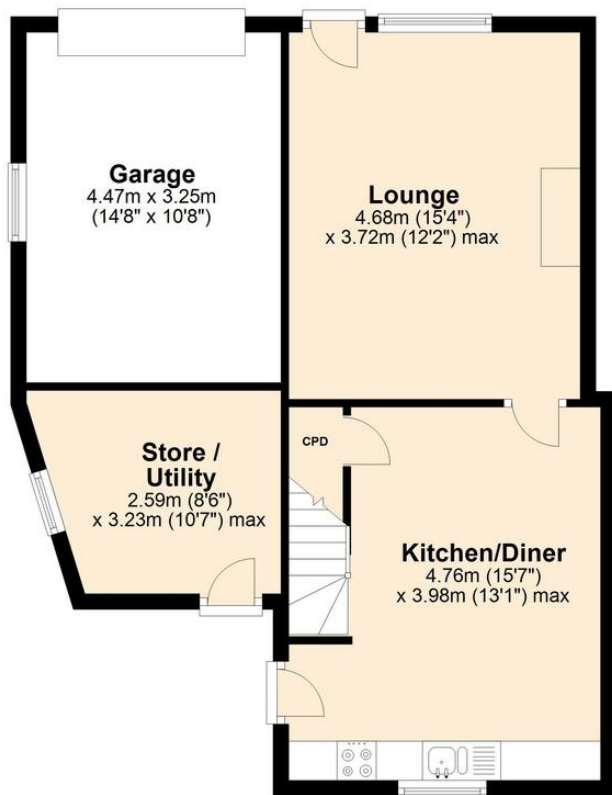


GROUND FLOOR – the entrance area leads into the spacious lounge, which has a sealed unit double glazed window that looks onto the front garden area, t.v. aerial point, a modern living flame gas fire with attractive surround and central heating radiator. To the large kitchen dining is a tasteful selection of fitted base and wall units with ample work surfaces, 1 ½ sink unit with a mixer tap, gas cooker point with an extractor hood over, plumbing for an automatic washing machine, Vaillant combination boiler and an open staircase that leads to the first floor.

FIRST FLOOR – the landing provides access to the two double bedrooms and the house bathroom. Both bedrooms are good sized doubles and the bedroom at the front has a uPVC double glazed window and boasts a scenic aspect of the surrounding countryside. The second bedroom which is located at the rear has a sealed unit double glazed window and central heating radiator. The bathroom hosts an attractive white suite and comprises of a w.c., a wash basin and a bath with a shower over, a heated towel rail and an extractor fan to the ceiling.

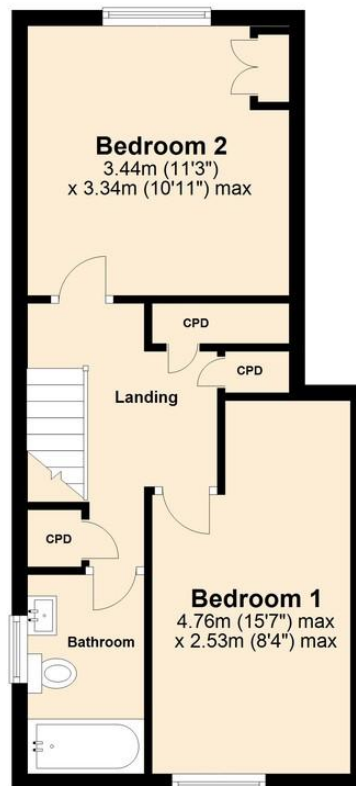
Ground Floor

Approx. 59.4 sq. metres (639.3 sq. feet)



First Floor

Approx. 35.6 sq. metres (383.0 sq. feet)



Total area: approx. 95.0 sq. metres (1022.4 sq. feet)

EXTERNALLY – To the front is a mature and well stocked garden with a cobbled driveway to the side which provides ample off road parking and access to the attached single garage. At the rear is a private and well paved patio, with a gated access into the additional large garden area or allotment if preferred with two sheds and a greenhouse and with this area alone there is an undeniable potential for a variety of uses.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		97
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements