



## Reddyshore Brow

Littleborough, OL15 9PF

£475,000



- DETACHED EXECUTIVE FAMILY HOME WITH SPACIOUS ACCOMMODATION
- GARAGE CONVERTED TO GYM AND BAR ENTERTAINING SPACE
- FOUR BEDROOMS INCLUDING MASTER WITH EN-SUITE
- SOLD WITH NO CHAIN
- EPC RATING C
- HIGH-QUALITY FIXTURES AND FITTINGS THROUGHOUT
- BI-FOLD DOORS TO LANDSCAPED REAR GARDEN
- CLOSE TO LITTLEBOROUGH VILLAGE, SHOPS, SCHOOLS & TRAIN STATION
- LEASEHOLD
- COUNCIL TAX BAND E

# Reddysshore Brow

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A truly stunning detached executive family home, offering spacious and versatile accommodation finished to an exceptional standard with high-quality fixtures and fittings throughout.

The property boasts a recently converted double garage into an impressive entertaining space, which has been linked to the conservatory for internal access. The space currently features a gym floor and stylish bar area, with bi-fold doors seamlessly opening onto the rear garden, creating a perfect blend of indoor-outdoor living.

Inside the rest of the home comprises a welcoming entrance hall, downstairs WC, modern fitted kitchen, utility room, lounge, and conservatory before entering into the family room, all designed to maximize space, light, and comfort. To the first floor, there are four generous bedrooms, including an en-suite shower room to the master bedroom, and a modern four piece family bathroom.

Externally, the property benefits from a beautifully landscaped rear garden with composite decking and artificial grass, perfect for family enjoyment and entertaining, along with a driveway providing ample parking.

Ideally located a short distance from Littleborough village, the home enjoys convenient access to a range of local amenities including shops, schools, and the train station offering direct links to Manchester and Leeds city centres.

This is a truly exceptional family home in a highly sought-after location, combining style, space, and functionality – an internal viewing is highly recommended to fully appreciate all it has to offer.



### Hallway

A bright and welcoming hallway with light tiled flooring. The space features a carpeted staircase with white balustrades rising to the first floor. There are black-framed glass double doors leading into adjoining rooms, adding a contemporary touch to the area and allowing natural light to flow through.

### Downstairs WC

Fitted with a modern two piece suite with a low level WC, and wash basin with storage beneath. Modern walled cladding and contemporary tiled flooring.

### Kitchen/Dining Room

20'7" x 13'6" max (6.26m x 4.12m max)

This impressive kitchen/dining room is finished to a high standard, with sleek cabinetry and complemented by luxurious white quartz worktops. The room includes a central island with additional storage and seating space, perfect for casual dining or meal preparation. Integrated appliances feature prominently, including double ovens and a gas hob with an extractor hood above and an integrated dish washer. Large windows flood the room with natural light, and the tiled floor extends throughout, enhancing the clean, modern feel. Black-framed doors link to other areas of the home, tying in with the overall contemporary design.

### Utility Room

A practical utility room featuring space for an American fridge/freezer and a washing machine beneath white worktops. The space is bright with white tiled flooring and walls, and a black framed frosted glass door provides access to the outside. There is ample room for laundry and storage needs in this convenient area.

### Lounge

23'1" x 11'11" max (7.03m x 3.63m max)

A generously sized lounge that offers a calm and comfortable setting. The room is carpeted in a neutral shade and painted in crisp white, creating a light and airy atmosphere. A large windows allow for plenty of natural daylight. The layout provides ample space for seating and relaxation.

### Conservatory

18'9" x 21'4" max (5.72m x 6.49m max)

This conservatory is a bright, inviting space with tiled flooring and large windows dressed with blinds, allowing natural light to flood the room. The white walls and ceiling create a fresh and clean atmosphere. It connects seamlessly to the extended family room, providing a versatile area for relaxation or entertaining.

### Family Gym & Games Room

18'9" x 18'0" max (5.72m x 5.48m max)

Converted from the original double garage, a spacious family room has been created and currently serves as a gym and games room featuring tiled flooring and gym floor with a stylish finish. The space includes a fitted quality bar area with seating. Large bifolds doors lead out to the rear garden and patio area, allowing for plenty of natural light and easy indoor-outdoor flow.

### Landing

On the first floor, the landing is carpeted, with a window that brightens the area. Doors lead off to the bedrooms and bathrooms, offering practical flow throughout the upstairs space.

### Bedroom 1

11'9" x 18'6" max (3.57m x 5.64m max)

A spacious main bedroom with soft neutral carpeting and light walls. This room features a fitted wardrobe area and an en-suite bathroom. A window looks out to the exterior, bringing in pleasant natural light, while recessed ceiling lights provide a bright atmosphere inside.

### En-suite

6'2" x 7'6" (1.88m x 2.29m)

A well-appointed bathroom with contemporary design, featuring a walk-in shower with glass door, a matching vanity basin and toilet, and elegant marble-effect tiling on the floors and walls. A frosted window provides natural light while maintaining privacy.

### Bedroom 2

8'6" x 11'8" max (2.59m x 3.57m max)

A second bedroom with carpeted flooring and neutral walls, the room features a pattern wallpapered accent wall and a large window providing pleasant light. The space is well suited for a variety of uses, such as a guest room or home office.

### Bedroom 3

10'0" x 12'10" max (3.05m x 3.91m max)

Another bedroom with pale wood effect flooring and light walls, this room benefits from a large window and is decorated simply and cleanly to allow flexibility for furnishing.

### Bedroom 4

10'3" x 10'2" (3.11m x 3.10m)

A fourth bedroom with pale pink and white panelled walls and soft carpet underfoot. A window to the front allows in plenty of natural light, and the room benefits from a calm and cosy atmosphere.

### Bathroom

5'3" x 11'7" (1.61m x 3.54m)

Fitted with a modern four piece suite including a free standing bathtub with a separate shower, a vanity basin with storage underneath, and a toilet. The room is styled with wood-effect flooring and white walls, with a frosted window allowing for privacy and natural light.

### Rear Garden

The rear garden offers a generous space that includes a tiled patio and an area of artificial lawn. There is a raised composite decking area with fencing and space and power for a hot tub, providing a perfect outdoor retreat for relaxing or entertaining. The garden is enclosed by fencing for privacy and has gated access to the private driveway providing parking for two cars.

### Material Information - Littleborough

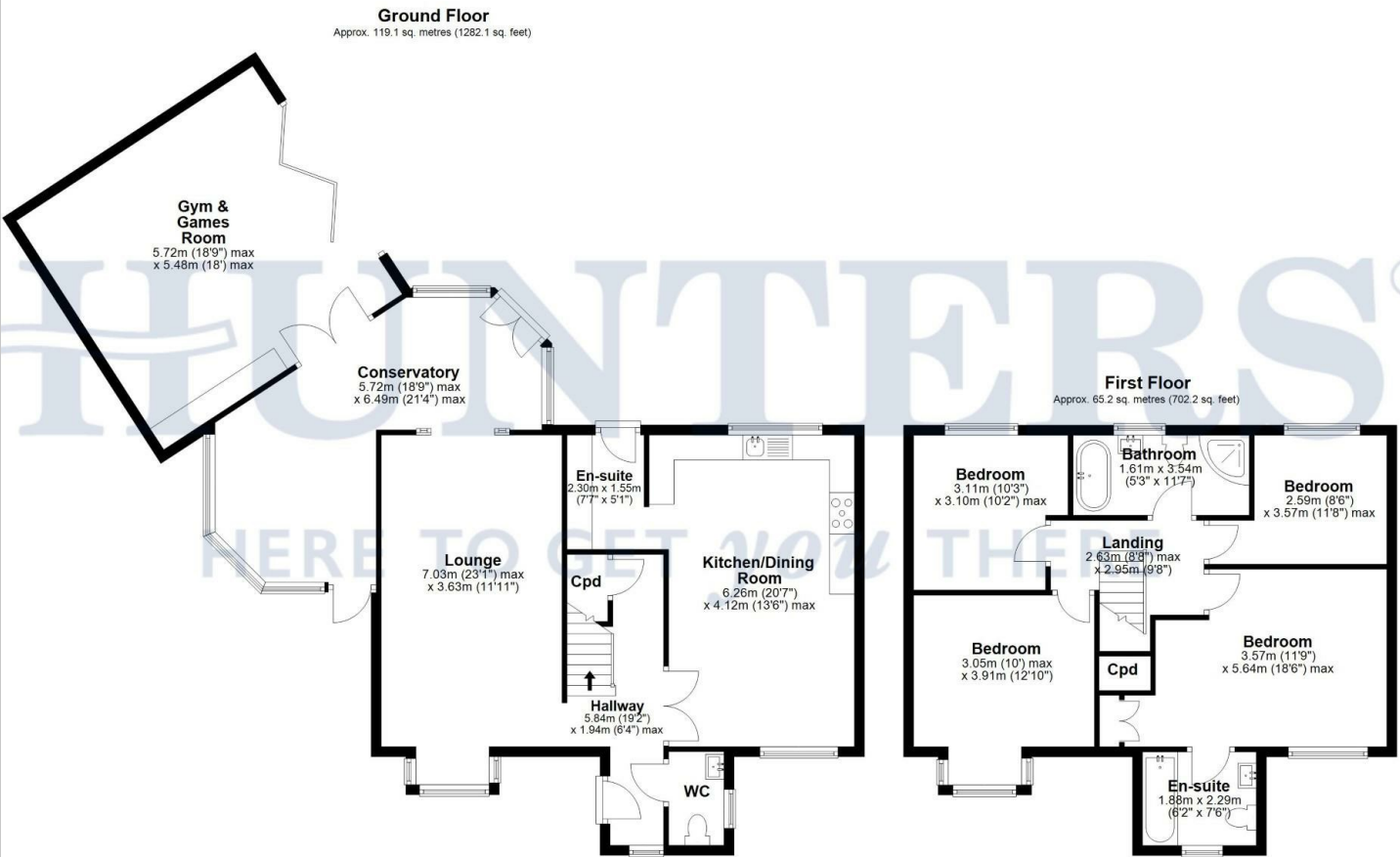
Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 973

Leasehold Annual Ground Rent Amount £165.00

Council Tax Banding; ROCHDALE COUNCIL BAND E

Floorplan



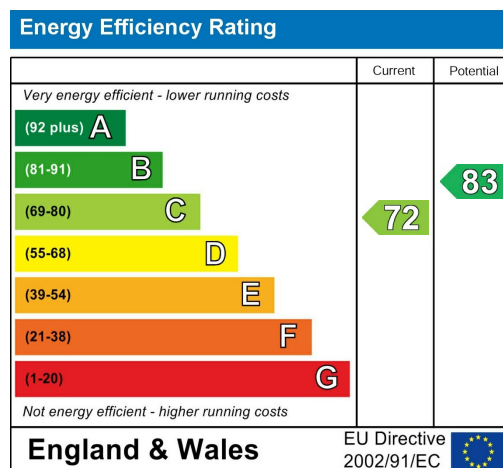








## Energy Efficiency Graph



## Viewing

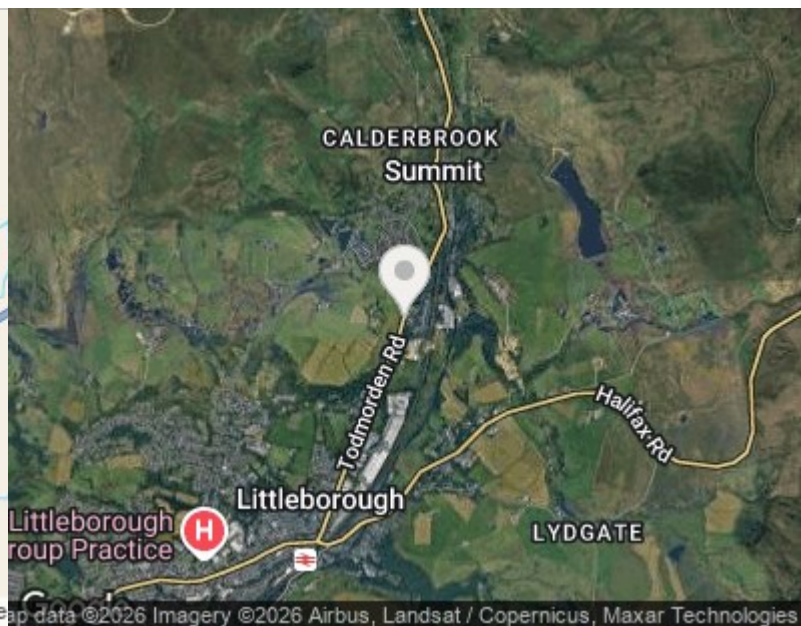
Please contact our Hunters Littleborough Office on 01706 390 500 if you wish to arrange a viewing appointment for this property or require further information.



Road Map



Hybrid Map





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