

# HUNTERS®

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## Brookway

Littleborough, OL15 8BU

£275,000



- SOUGHT AFTER RESIDENTIAL LOCATION
- THREE BEDROOM SEMI DETACHED
- TWO BATHROOMS PLUS WC
- EPC RATING C
- FREEHOLD
- CLOSE TO LITTLEBOROUGH VILLAGE CENTRE
- LOUNGE KITCHEN/DINER
- GARDENS AND PARKING TO THE SIDE
- COUNCIL TAX BAND C

Tel: 01706 390 500

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Littleborough, OL15 8BU

£275,000



Hunters Estate Agents are delighted to welcome to the market this beautifully presented three-bedroom semi-detached home, perfectly positioned in the heart of a highly sought-after residential development.

This stylish and spacious property offers well-planned accommodation ideal for modern family living. Upon entering, you're greeted by a welcoming entrance hall leading to a convenient downstairs WC, a generous lounge filled with natural light, and a kitchen diner — perfect for entertaining or family meals.

Upstairs, the home benefits from three well-proportioned bedrooms, including an en-suite shower room, and a family bathroom.

Outside, the property boasts attractive gardens to both the front and rear, offering space to relax or entertain, along with a private driveway to the side providing off-road parking.

An excellent opportunity to acquire a fantastic home in a desirable location — early viewing is highly recommended.

## Entrance Hall

Accessed via the front door, the entrance hall includes stairs to the first floor, a door to the downstairs WC, and access through to the lounge.

## Downstairs WC

A useful addition to any home, fitted with a two-piece suite comprising a wash basin and WC, with a window to the front elevation for natural light and ventilation.

## Lounge

15'5" x 11'11" max (4.71 x 3.65 max)

A light and airy reception room, neutrally decorated with a front aspect window allowing plenty of natural light. A door leads through to the kitchen diner.

## Kitchen Diner

9'6" x 15'1" (2.90 x 4.61)

Fitted with a range of base and eye-level units, with space for appliances and a built-in oven and hob. A window and upvc sliding doors open out to the rear garden, providing plenty of natural light. There's a useful under-stairs storage cupboard and ample space for a dining table.

## Landing

The landing provides access to all three bedrooms and the family bathroom. It also offers loft access for additional storage space. The boiler, located in a cupboard, is only 2 years old, ensuring efficiency and reliability.

## Bedroom 1

11'8" x 8'6" (3.57 x 2.60)

A spacious double bedroom with a front aspect window. It benefits from its own door leading to the en-suite shower room.

## En-Suite Shower Room

2'11" x 8'6" (0.90 x 2.60)

The en-suite features a modern three-piece

suite, including a WC, hand basin, and a shower. It benefits from underfloor heating for added comfort and has a side window, allowing natural light to flow in.

## Bedroom 2

9'11" x 8'6" (3.04 x 2.60)

Double bedroom with a rear aspect, offering views over the garden. It provides a peaceful and private setting, perfect for relaxation.

## Bedroom 3

7'6" x 6'3" (2.30 x 1.91)

Single room with a front aspect window, this room could serve as either a child's bedroom or a home office.

## Bathroom

5'11" x 6'3" (1.81 x 1.91)

The bathroom features a white three-piece suite, including a WC, a pedestal wash hand basin, and a shower over the bath. It also has a rear window, allowing natural light to brighten the space.

## External

Externally, the property boasts a lawn garden to the front and side, adding to its curb appeal. The enclosed rear garden features an artificial lawn, a decking area for seating, and a driveway to the side, providing off-road parking and easy access to the property.

## Material Information - Littleborough

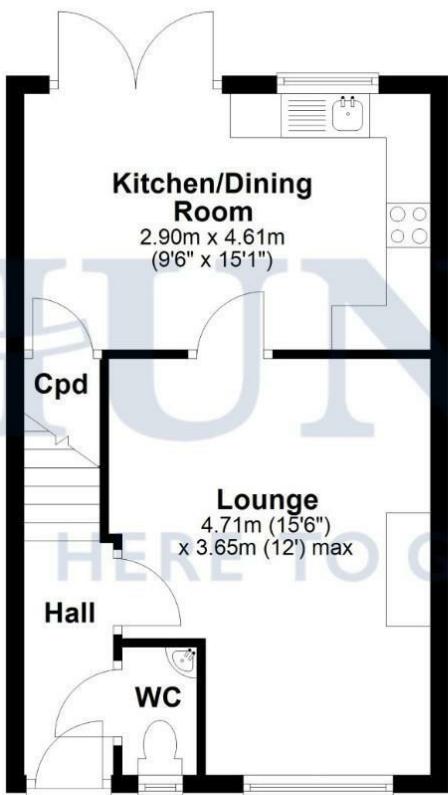
Tenure Type; FREEHOLD

Council Tax Banding; ROCHDALE COUNCIL BAND C

## Floorplan

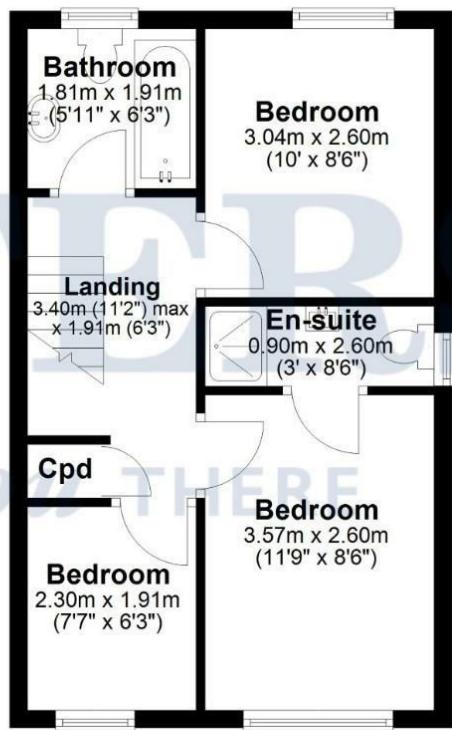
### Ground Floor

Approx. 35.5 sq. metres (382.6 sq. feet)



### First Floor

Approx. 35.5 sq. metres (382.6 sq. feet)



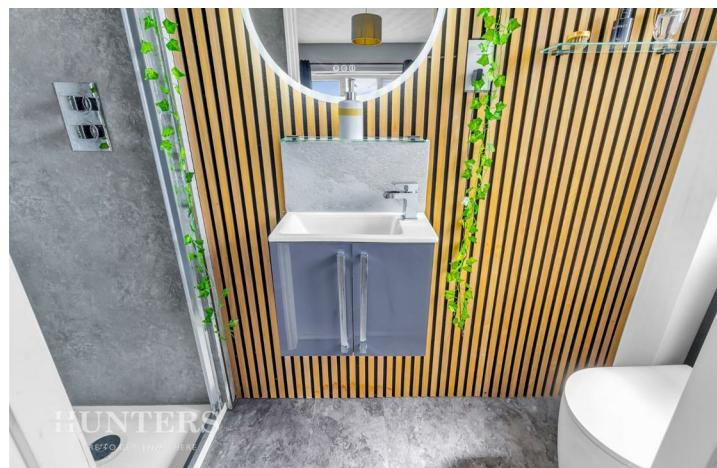
Total area: approx. 71.1 sq. metres (765.2 sq. feet)

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.

Created by EveryCloud Photography on behalf of Hunters Littleborough

Plan produced using PlanUp.





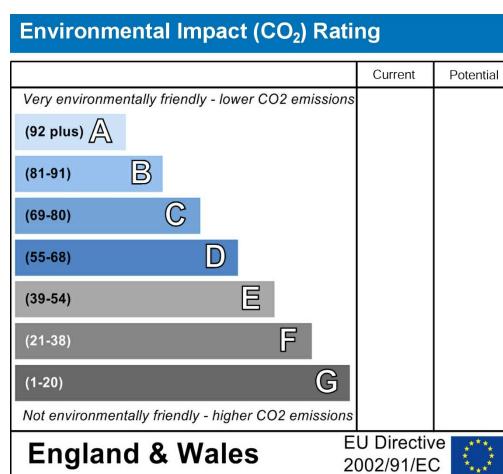
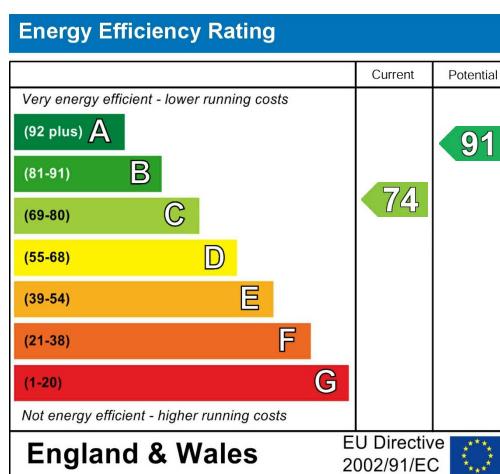
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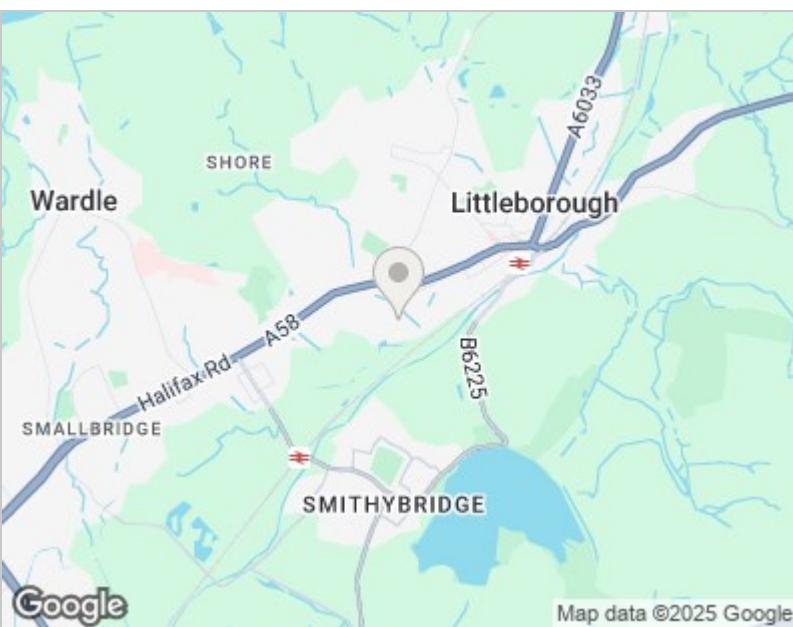
### Energy Efficiency Graph



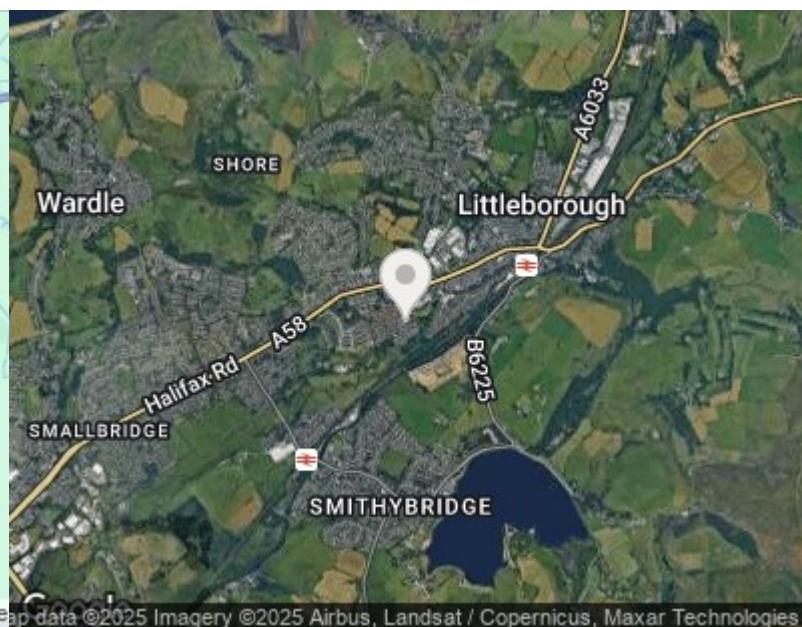
### Viewing

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



Tel: 01706 390 500



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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