

HUNTERS[®]

HERE TO GET *you* THERE



HUNTERS

HERE TO GET *you* THERE

2 Brooklyn Avenue

Littleborough, OL15 9JS

Offers In Excess Of £232,500



HUNTERS

HERE TO GET *you* THERE

2 Brooklyn Avenue

Littleborough, OL15 9JS

Offers In Excess Of £232,500



Entrance Hall

10'7" x 6'6" (3.23 x 2.00)

Upon entering the property from the side porch, the hall is generous in size and provides plenty of space to be able to hang coats and store shoes with the stairs that lead to the first floor landing.

Lounge

14'9" x 12'0" (4.52 x 3.67)

With a window that looks out to the front aspect, this room is light and airy with a feature fireplace mounted to the chimney breast.

Dining Room/Second Reception Room

11'1" x 10'7" (3.38 x 3.23)

A well presented second reception room which could be used as a formal dining room but is currently being used as a second sitting room with a window that looks out to the front aspect.

Kitchen

15'1" x 7'8" (4.62 x 2.34)

A range of base and wall units with a built-in double oven, four ring gas hob and extractor hood, integrated dishwasher and fridge freezer. Stainless steel sink and drainer positioned at the window overlooking the rear garden.

Utility Room

7'5" x 4'6" (2.28 x 1.38)

Space and plumbing for a washing machine and tumble dryer with a window looking out to the rear garden.

Landing

10'7" x 6'6" (3.23 x 2.00)

Accessing all first floor rooms.

Bedroom 1

14'9" x 12'0" (4.52 x 3.67)

Spacious double bedroom with a range of fitted wardrobes and drawers providing plenty of storage space and a window that looks out to the front aspect.

Bedroom 2

11'1" x 10'7" (3.38 x 3.23)

Light and spacious double bedroom with a window that looks out to the front aspect.

Bedroom 3

12'0" x 7'8" (3.67 x 2.34)

A good sized third bedroom which has a lovely aspect looking over the rear garden.

Bathroom

7'3" x 4'6" (2.21 x 1.38)

A two piece suite briefly comprising of a panelled bath with an electric shower over, pedestal wash hand basin, tiled walls and window to the rear aspect.

Separate WC

With a window to the side aspect.

Gardens

This large imposing plot offers gardens to all three sides with a gravelled garden to the front with paved patio leading to the side porch and the rear garden. The side garden is mainly lawn and has hedge row and fencing. To the rear of the property the garden has been landscaped with a large paved patio seating area, with Astro turf and a detached workshop. All enclosed by well-established hedgerow and fencing.

Garage & Parking

The driveway provides parking for several cars which leads to the detached double garage.

Material Information - Littleborough

Tenure Type; FREEHOLD

Leasehold Years remaining on lease; N/a

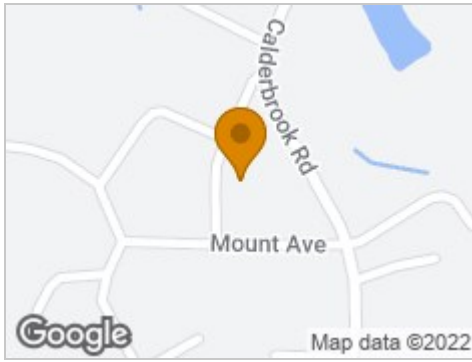
Leasehold Ground Rent Amount, Uplift %, Rent Review Period; N/a

Council Tax Banding; ROCHDALE COUNCIL BAND A

A fantastic opportunity has come to the market to purchase this generous three-bedroom family home sitting on a large corner plot, offering gardens to both front, side and rear with a detached double garage and driveway. Located within this popular residential area providing convenient access to all the local amenities including being walking distance to the local primary school, and Littleborough village is only a few moments away with its abundance of local shops, restaurants, cafés and the mainline train station to Leeds and Manchester. The property briefly comprises of an entrance hall, two reception rooms, kitchen, utility room, three bedrooms and a family bathroom with a separate WC. With gas central heating and double glazed throughout. Call now to arrange your viewing to fully appreciate the space that is on offer.



Road Map



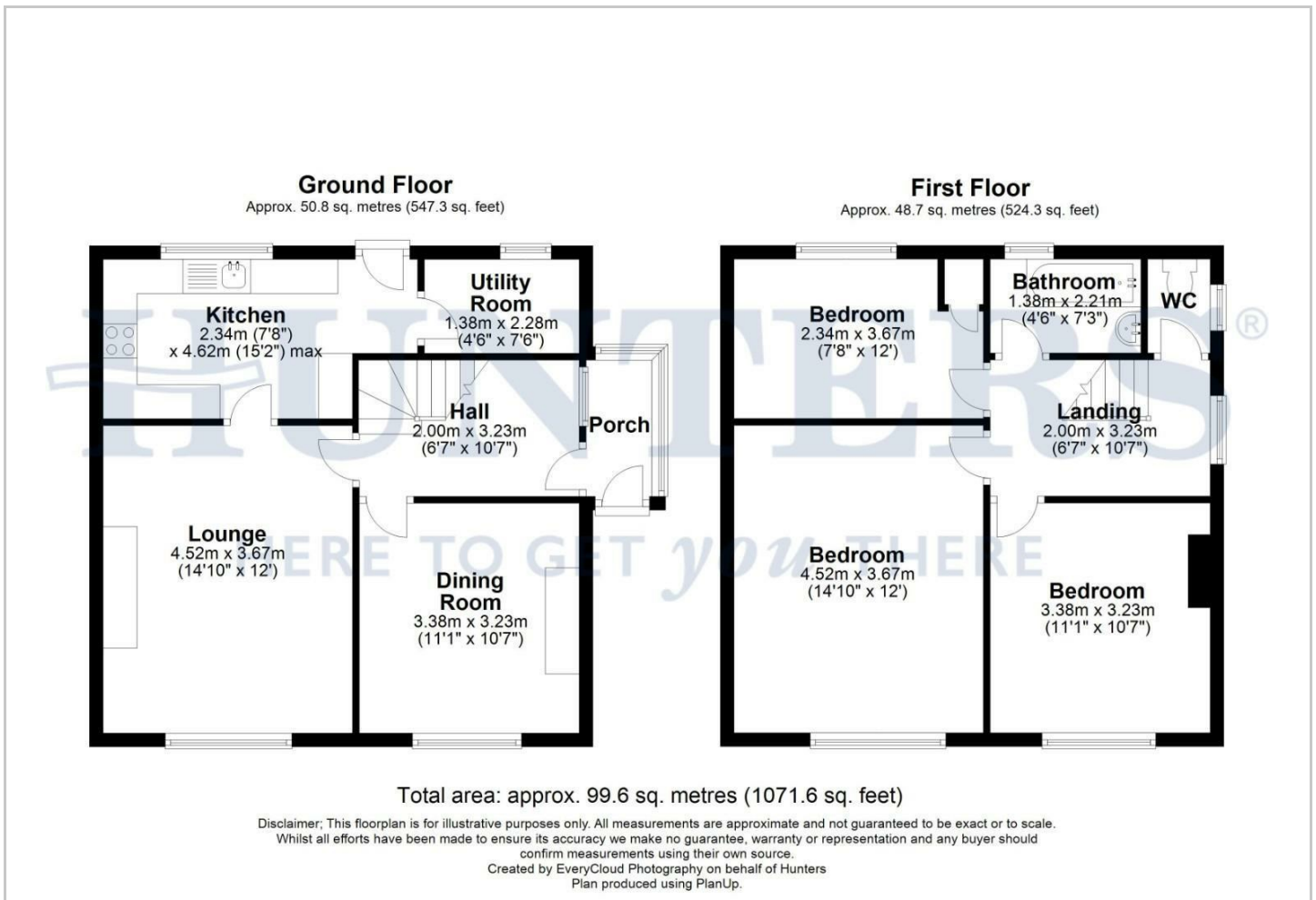
Hybrid Map



Terrain Map



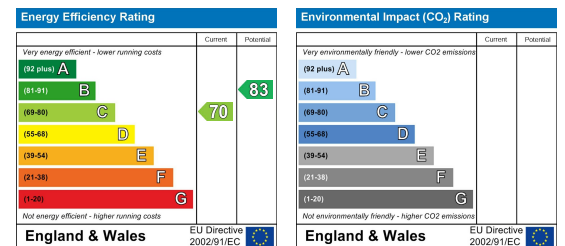
Floor Plan



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.

Energy Efficiency Graph



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.