



Brooklyn Avenue

Littleborough, OL15 9JS

Asking Price £210,000



- CORNER PLOT
- TWO RECEPTION ROOMS
- IDEAL FAMILY HOME
- GARDENS AND DRIVEWAY
- FREEHOLD

- THREE SPACIOUS BEDROOMS
- POPULAR RESIDENTIAL LOCATION
- SOLD WITH NO ONWARD CHAIN
- EPC C
- COUNCIL TAX BAND A

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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 driveway and EV charging point.. 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, three bedrooms and a family bathroom with a separate WC. With gas central heating and double glazed throughout. Sold with no onward chain. Call now to arrange your viewing to fully appreciate the space that is on offer.

Entrance Hall

Upon entering the property from the side access, 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.

WC

Useful downstairs WC.

Lounge

14'7" x 12'0" (4.46 x 3.67)

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

Dining Room

11'4" x 10'6" (3.46 x 3.22)

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

Kitchen

7'11" x 15'2" (max) (2.42 x 4.64 (max))

A range of base and wall units with a built-in oven, gas hob and extractor hood, space and plumbing for further appliances. Stainless steel sink and drainer positioned at the window overlooking the rear garden and a useful pantry cupboard housing the house combi-boiler.

Landing

Accessing all first floor rooms.

Bedroom 1

14'7" x 12'0" (4.45 x 3.67)

Spacious double bedroom with a fitted cupboard and a window that looks out to the front aspect.

Bedroom 2

11'4" x 10'6" (3.46 x 3.22)

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

Bedroom 3

7'11" max x 12'0" max (2.43 max x 3.67 max)

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

Shower Room

4'5" x 7'3" (1.36 x 2.22)

A two piece suite briefly comprising of an enclosed shower, wash hand basin and window to the rear aspect

Separate WC

With a window to the side aspect.

Gardens & Parking

This good sized corner plot offers gardens to all three sides. The side garden is mainly lawn and has hedge row and fencing. To the rear of the property the garden has been paved, making it easy to maintain with a shed with electric supply. The driveway provides parking for several cars with EV charging point.

Material Information - Littleborough

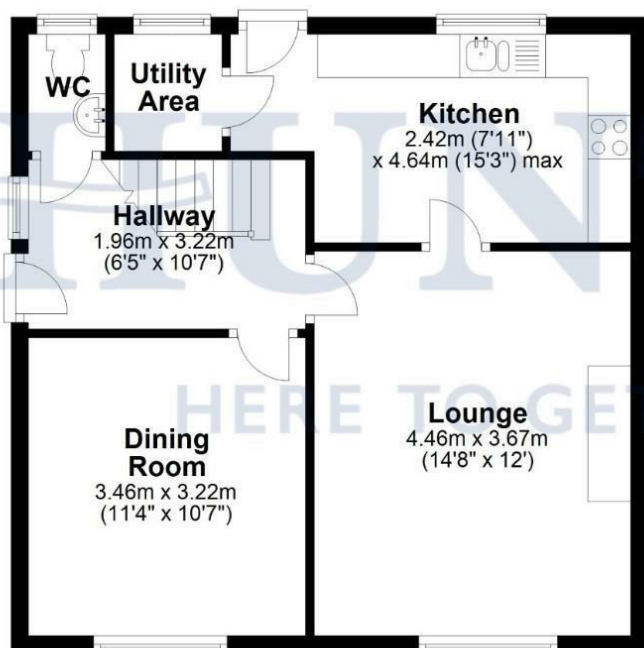
Tenure Type; FREEHOLD

Council Tax Banding; Rochdale Council Band A

Floorplan

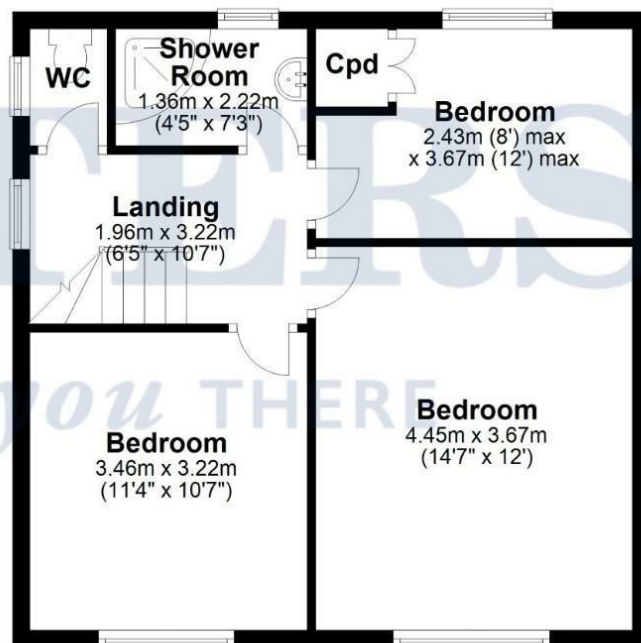
Ground Floor

Approx. 48.7 sq. metres (524.4 sq. feet)



First Floor

Approx. 48.7 sq. metres (524.4 sq. feet)



Total area: approx. 97.4 sq. metres (1048.8 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.

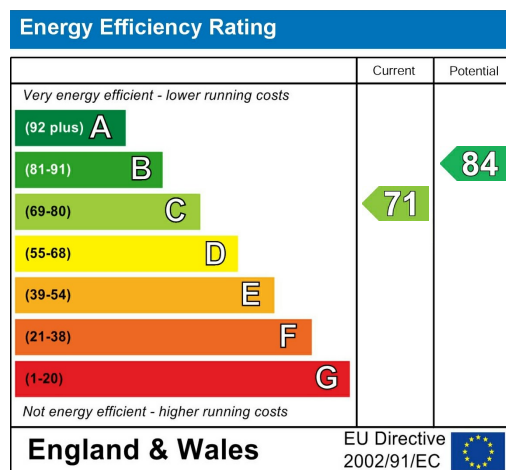
Created by EveryCloud Photography on behalf of Hunters Littleborough
Plan produced using PlanUp.







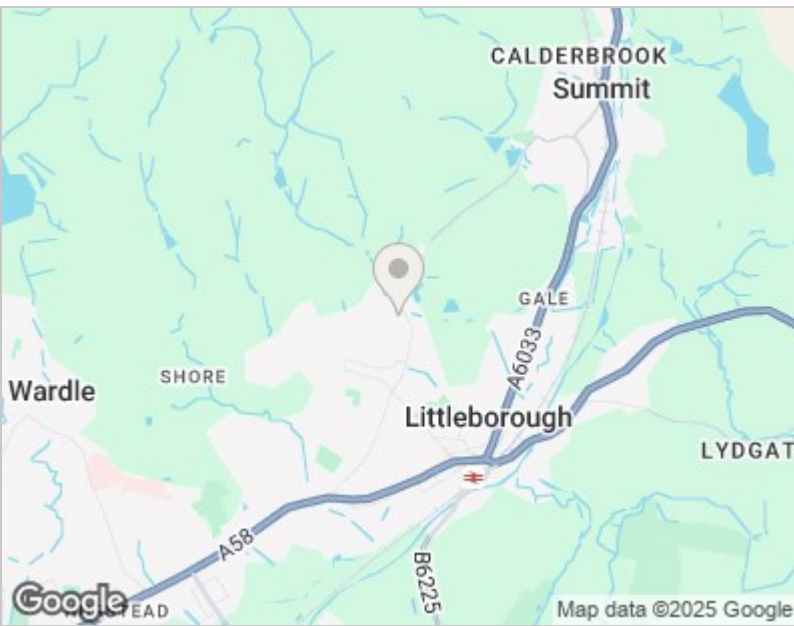
Energy Efficiency Graph



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





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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