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Brookfield Drive

Bents Farm Estate, Littleborough, OL15 8RH

£350,000



- DESIRABLE RESIDENTIAL AREA
- TWO RECEPTION ROOMS
- IN NEED OF MODERNISATION
- SOLD WITH NO ONWARD CHAIN
- COUNCIL TAX BAND D

- FOUR BEDROOM DETACHED HOUSE
- DRIVEWAY AND DOUBLE GARAGE
- CONVENIENTLY CLOSE TO LOCAL AMENITIES
- LEASEHOLD
- EPC RATING D

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Hunters Estate Agents are delighted to bring to the market this detached family home, occupying a prominent position on the sought-after Bents Farm development.

The location offers convenient access to the wide range of amenities in Littleborough, including well-regarded schools, local shops, and excellent transport links with train stations at both Littleborough and Smithy Bridge, providing direct connections to Leeds and Manchester. The property is also surrounded by beautiful countryside, perfect for those who enjoy the outdoors.

Lovingly owned since new, this well-maintained home now requires some modernisation, offering an excellent opportunity to create a stunning family residence tailored to your own style and needs.

Internally, the accommodation comprises a welcoming entrance porch leading into the hallway with staircase to the first floor, a downstairs WC, a spacious lounge, a separate dining room and a kitchen. To the first floor, there are four well-proportioned bedrooms, with the principal bedroom benefitting from en-suite facilities, alongside a separate family bathroom.

Externally, the property enjoys a private enclosed rear garden with patio and mature planting, providing a lovely space for relaxation and entertaining. To the front, a generous driveway offers off-road parking for several vehicles, in addition to a double garage.

This property is offered to the market with NO ONWARD CHAIN, and early viewing is highly recommended to fully appreciate the position, potential and space this home has to offer.

Entrance Porch

A practical and welcoming space, ideal for coats and shoes before entering the main living accommodation.

Entrance Hall

5'1" x 9'0" (1.56 x 2.76)

A welcoming hallway providing access to the main living accommodation and a staircase leading to the first floor.

Downstairs WC

5'1" x 5'5" (1.56 x 1.66)

Low level WC with a wash hand basin.

Lounge

15'8" x 11'1" (4.79 x 3.38)

A bright and airy reception room featuring a gas fire with surround, complemented by sliding doors that open directly onto the rear garden.

Dining Room

12'11" x 8'9" (3.96 x 2.68)

A separate dining room with windows to both the front and side aspects, allowing for plenty of natural light. The room features attractive parquet flooring and sits adjacent to the kitchen, offering the potential, as seen in neighbouring properties, to be opened up into a larger kitchen diner if desired.

Kitchen

7'10" x 12'5" (2.39 x 3.81)

Fitted with a range of base and wall units, the kitchen offers space and plumbing for appliances, along with a built-in oven and gas hob. A rear window and door provide direct access and views out to the garden.

Landing

The landing provides access to all bedrooms and the family bathroom, with the added benefit of an airing cupboard and loft access.

Bedroom 1

12'0" x 10'10" (3.66 x 3.32)

A spacious double bedroom positioned to the front of the property, featuring a front aspect window.

En-Suite

7'0" x 3'7" (2.15 x 1.10)

Shower with a vanity unit.

Bedroom 2

12'0" x 8'9" (3.66 x 2.68)

A well-proportioned double bedroom with a front aspect window enjoying attractive hilltop views.

Bedroom 3

8'9" x 8'2" (2.69 x 2.49)

Rear aspect bedroom overlooking the rear garden.

Bedroom 4

8'9" x 6'0" (2.69 x 1.84)

Single bedroom with a rear aspect window.

Bathroom

5'8" x 9'1" max (1.74 x 2.77 max)

Three piece suite comprising of a low level WC, wash hand basin and bath with a window to the rear aspect.

Gardens and Driveway

The property features a generous front garden with lawn and a double-width driveway providing parking for several vehicles, complemented by a grassed area to the side. To the rear, there is an enclosed garden with a patio and lawn, complete with mature pear and apple trees, offering a private and tranquil outdoor space.

Double Garage

5.35 x 5.16

A double garage with two up-and-over doors, fitted with power and lighting, providing excellent storage and practical space.

Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 958

Leasehold Annual Ground Rent Amount £50.00

Council Tax Banding; ROCHDALE COUNCIL
BAND D

Floorplan

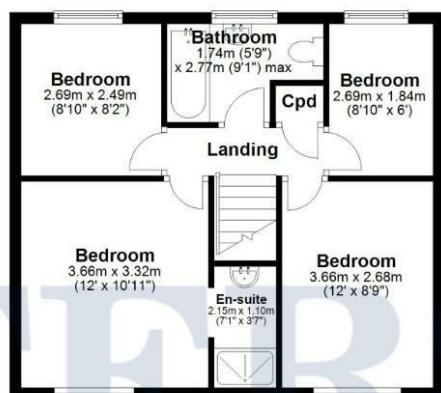
Ground Floor

Approx. 49.4 sq. metres (531.8 sq. feet)



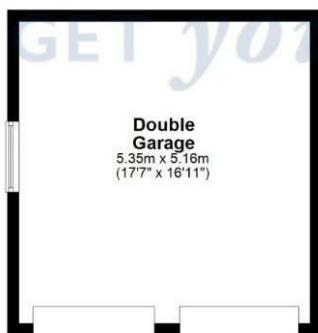
First Floor

Approx. 47.1 sq. metres (506.5 sq. feet)



Outbuilding

Approx. 27.6 sq. metres (297.3 sq. feet)

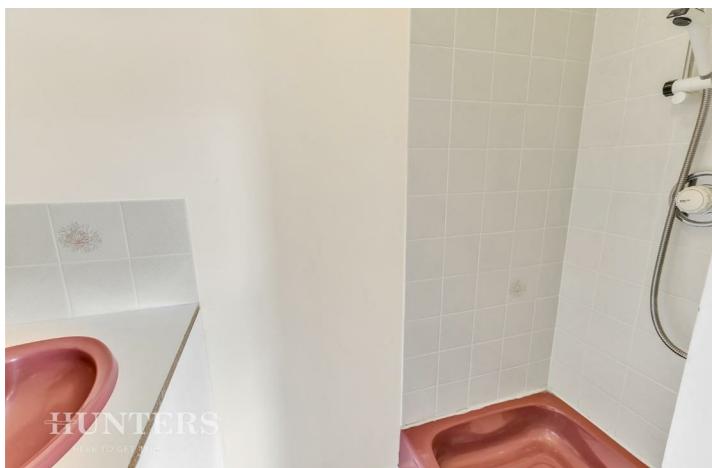


Total area: approx. 124.1 sq. metres (1335.6 sq. feet)

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.

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Plan produced using PlanIt

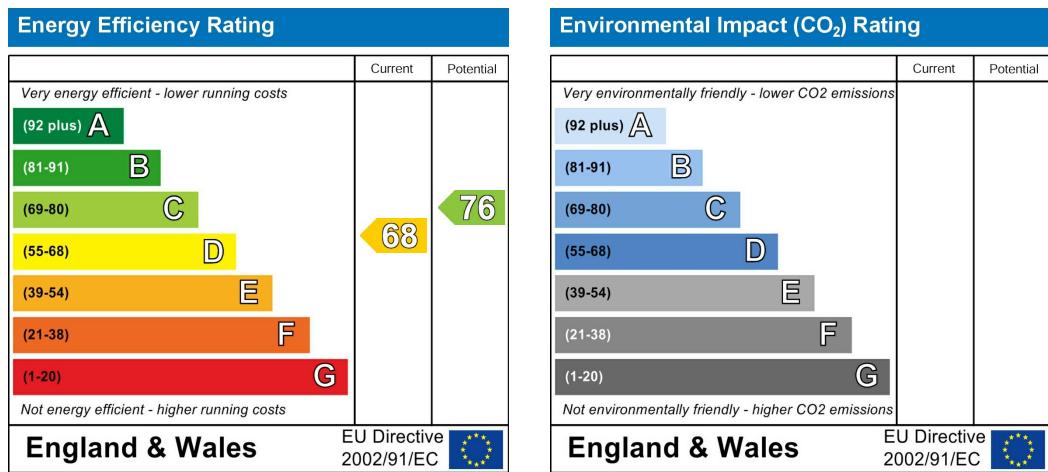




Tel: 01706 390 500



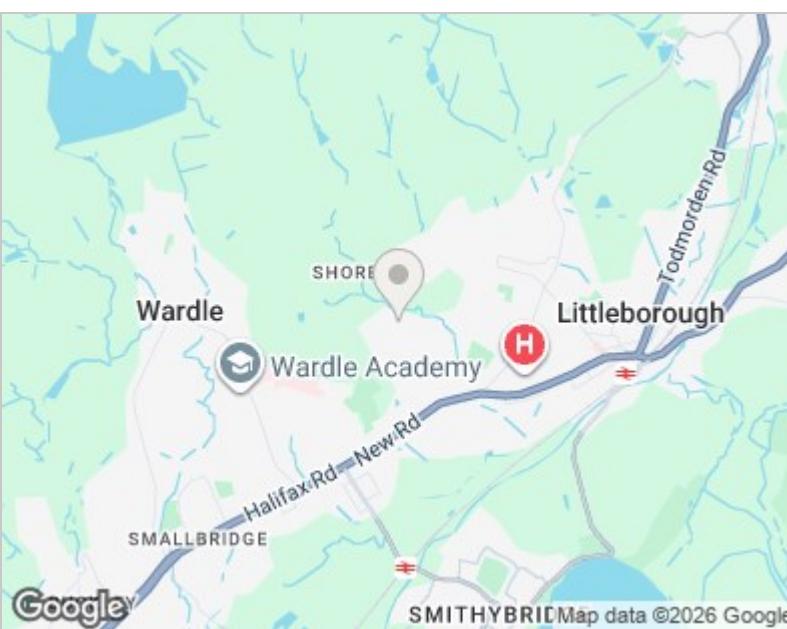
Energy Efficiency Graph



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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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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