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2 Brookdean Close
Smithills, BL1 6JL

**Offers In Region Of
£750,000**

- SIX BEDROOM REFURBISHED • MODERN DETACHED
- FREEHOLD PRIVATE 'TUCKED AWAY' POSITION
- POPULAR, CONVENIENT AND ESTABLISHED LOCATION
- DOUBLE GARAGE/DRIVEWAY
- FRONT AND REAR GARDENS WITH GREAT WOODLAND VIEWS
- GAS CENTRAL HEATING/UNDER FLOOR HEATING/FULLY DOUBLE

• IDEAL FOR GROWING FAMILY



FULLY REFURBISHED* FREEHOLD* SIX BEDROOMS* MODERN EN SUITE & SHOWER ROOM* BEAUTIFUL WOODLAND VIEWS OF WATERFALL & RIVER* DOUBLE GARAGE* DRIVEWAY* LARGE FRONT AND REAR GARDENS* LARGE LIVING ROOM* STUDY/OFFICE ROOM* GROUND FLOOR WC

FULL DESCRIPTION

It is with great pleasure that Manhattan Estates bring to the market Brook House a fabulous six-bedroom detached home which has been fully refurbished to a very high spec by the current vendors. A most impressive and extremely spacious modern detached house constructed during the 1970's and enjoying an excellent tucked away position on a small close of just three similar homes. This is a delightful and private setting with gardens edged by mature trees to front, side and rear with a view of a exotic waterfall, and fringed by Astley Brook. Character, aesthetically pleasing and wonderfully comfortable, this fully refurbished handsome property provides magnificent family living space embellished with an abundance space as expected from a property from this bygone era. Occupying a pleasant

position, hidden away at the end of Brookdean Close, the setting is perfect for families with highly regarded schools nearby. The location is well served by many daily amenities, and is particularly convenient for travel via major road, rail and the motorway networks to neighbouring towns and cities. The excellent Middlebrook Leisure and Retail complex is within practical distance, and the nearby West Pennine Moors provide extensive opportunities for leisure pursuits.

The home's floor plan covers an impressive 2524.10 sq ft square feet with a wonderful flowing arrangement of spaces that offer real flexibility and rooms that are perfect for everyday family living as they are for entertaining. Internal inspection will reveal accommodation arranged over two inviting levels with highlights including a welcoming entrance hall with tiled flooring and underfloor heating, modern cloakroom, a large lovely living room with ample of natural sun light and feature fireplace, dining room, office/games room, modern fitted kitchen with fitted appliances, utility room and double garage all with

underfloor heating system. Leading off up the first floor there is a spacious landing with LED ceiling light which lends itself perfect as a dressing area or space to work from home. Five great sized double bedrooms (two with fitted wardrobes) and an additional single bedroom. The master suite has the benefit of a spacious and luxurious en-suite all brand new, whilst the remainder of the bedrooms have use of the modern family shower room.

Externally the property is access to double width driveway which provides extensive parking plus the driveway leads to attached double garage, there are lawned gardens to the front with lighting, also a rear and side gardens with incredible views of the river flowing and a waterfall sounds, offering a peaceful retreat in which to relax and escape from the hustle and bustle of daily life.

The property is gas central heated with double water tank, fully double glazed windows, security alarm system, underfloor heating and CCTV.

There is also potential to extend subject to the correct

planning permission.

Must view to appreciate the size, location and style of this luxury home!!

ENTRANCE HALL

13' 11" x 11' 8" (4.24m x 3.56m)

LIVING ROOM

23' 9" x 14' 7" (7.24m x 4.44m)

DINING ROOM

11' 8" x 8' 10" (3.56m x 2.69m)

STUDY/OFFICE

9' 3" x 7' 11" (2.82m x 2.41m)

WC

4' 11" x 3' 3" (1.5m x 0.99m)

KITCHEN/BREAKFAST ROOM

23' 3" x 11' 8" (7.09m x 3.56m)

UTILITY ROOM

8' 8" x 7' 6" (2.64m x 2.29m)

DOUBLE GARAGE

17' 2" x 17' 0" (5.23m x 5.18m)

LANDING

31' 1" x 13' 6" (9.47m x 4.11m)

BEDROOM 1

14' 7" x 13' 4" (4.44m x 4.06m)

ENSUITE

9' 3" x 5' 4" (2.82m x 1.63m)

BEDROOM 2

14' 7" x 10' 4" (4.44m x 3.15m)

BEDROOM 3

16' 11" x 9' 3" (5.16m x 2.82m)

BEDROOM 4

17' 1" x 9' 11" (5.21m x 3.02m)

BEDROOM 5

9' 5" x 9' 1" (2.87m x 2.77m)

BEDROOM 6

10' 1" x 7' 1" (3.07m x 2.16m)

SHOWER ROOM

9' 2" x 7' 1" (2.79m x 2.16m)

GARAGE

17' 2" x 17' 1" (5.23m x 5.21m)

AGENCY NOTES

Every care has been taken with the preparation of these

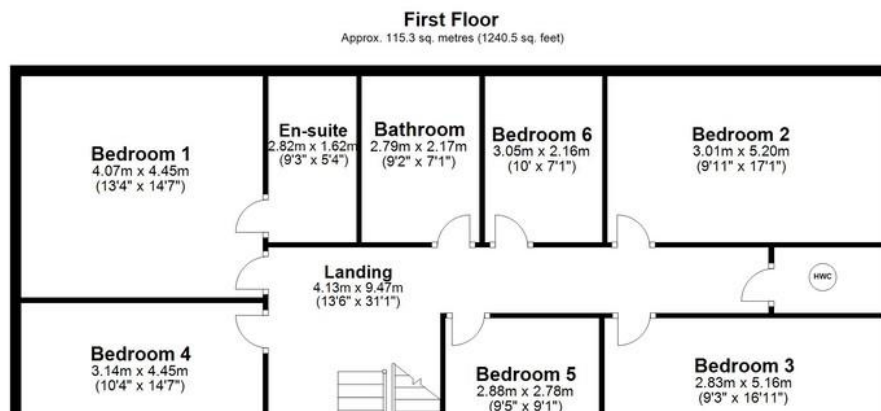
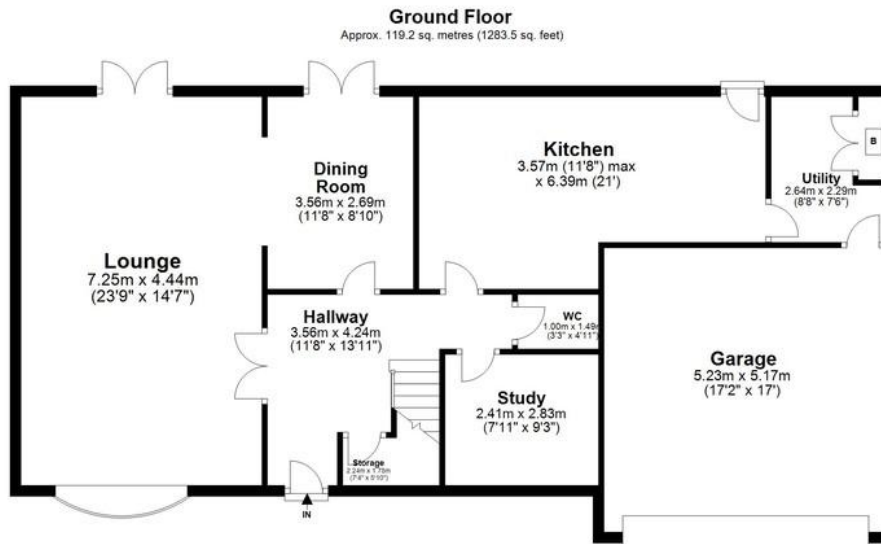
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The Fixtures, Fittings & Appliances have not been tested, therefore no guarantee can be given that they are in working order.









COUNCIL TAX BAND

Tax band G

TENURE

Freehold

LOCAL AUTHORITY

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