



Brookway

Littleborough, OL15 8BU

£275,000



- DETACHED HOUSE CLOSE TO LITTLEBOROUGH VILLAGE AND STATION
- SOUGHT AFTER RESIDENTIAL DEVELOPMENT
- NEWLY CARPETED
- PRIVATE DRIVEWAY TO REAR
- COUNCIL TAX BAND C

- THREE BEDROOMS, MASTER EN SUITE
- NEWLY INSTALLED KITCHEN AND LOG BURNERS
- LOUNGE AND CONSERVATORY
- EPC TBC
- FREEHOLD

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A fabulous opportunity has come to the market to purchase this three bedroom beautifully presented detached house, which is situated in one of Littleborough's most popular areas, being within walking distance of the village centre and railway station providing direct access to both Manchester and Leeds city centres. The spacious family home briefly comprises entrance lobby with cloakroom, lounge with feature log burner, recently installed open plan dining kitchen and conservatory, again with another log burner, three bedrooms (master with en-suite shower room), and family bathroom. Externally the property stands on a good sized plot with a superb rear garden and has parking for two cars. An internal viewing is highly recommended.

Entrance Hall

With stair access to the first floor.

Downstairs WC

Fitted with a low suite wc, wash hand basin and tiled floor.

Lounge

15'5" x 12'5" (4.71 x 3.81)

An attractive and spacious lounge with a fabulous newly installed log burner giving the room a lovely focal point.

Kitchen Diner

9'4" x 15'8" (2.87 x 4.79)

Recently installed quality spacious kitchen and dining area. The kitchen has a range of fitted base and wall units incorporating built in oven and hob, plumbing for a washing machine and space for a fridge freezer. Composite sink unit, complementary tiling, spotlighting, storage cupboard under stairs, and double doors leading out to the conservatory.

Conservatory

10'3" x 9'1" (3.13 x 2.77)

With the new addition of the log burner this is a room to be enjoyed all year round.

Landing

8'7" x 6'2" (2.62 x 1.89)

With built in storage cupboard and access to the loft space.

Bedroom 1

11'0" x 9'2" (3.36 x 2.80)

Double bedroom with a front aspect window and a range of fitted furniture.

En-suite

2'6" x 9'2" (0.78 x 2.80)

Three piece suite with a shower cubicle, vanity unit, low suite wc and chrome towel radiator.

Bedroom 2

10'11" x 9'2" (3.34 x 2.80)

Rear aspect bedroom with a window over looking the garden and fitted wardrobes.

Bedroom 3

7'8" x 7'2" (2.34 x 2.19)

Single bedroom with a window to the rear aspect.

Bathroom

8'3" x 6'2" (2.52 x 1.89)

Three piece suite with a panelled bath with shower, vanity unit, low suite wc, tiled floor and complementary wall tiling, spotlighting and chrome towel radiator.

External

Externally the gardens are well landscaped and easy to maintain with the rear benefiting from a private aspect. The driveway is located at the back of the rear garden.

Material Information - Littleborough

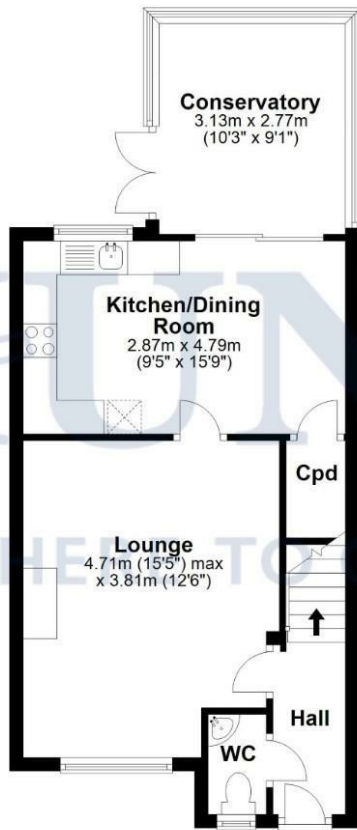
Tenure Type; Freehold

Council Tax Banding; C

Floorplan

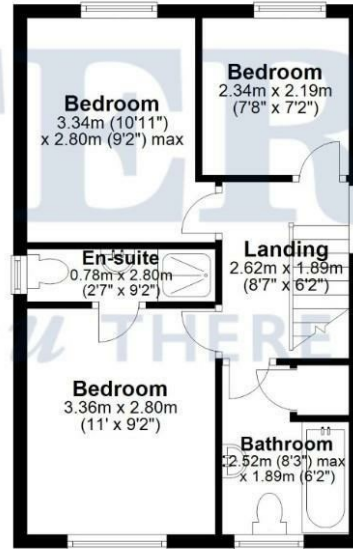
Ground Floor

Approx. 47.5 sq. metres (510.8 sq. feet)



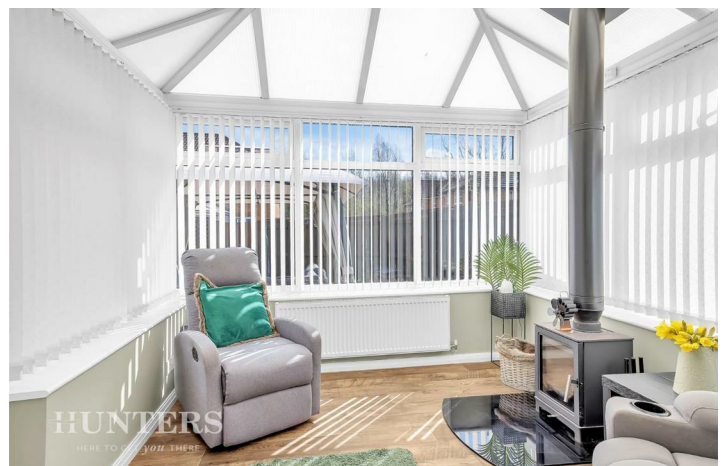
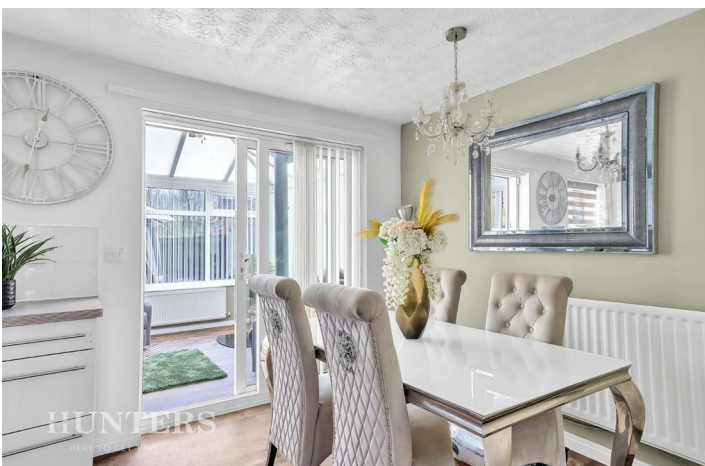
First Floor

Approx. 36.8 sq. metres (395.9 sq. feet)



Total area: approx. 84.2 sq. metres (906.7 sq. feet)

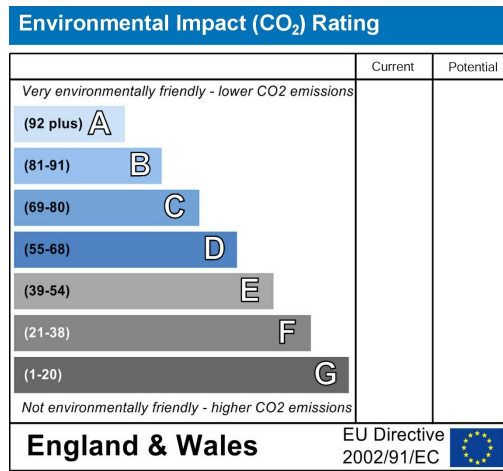
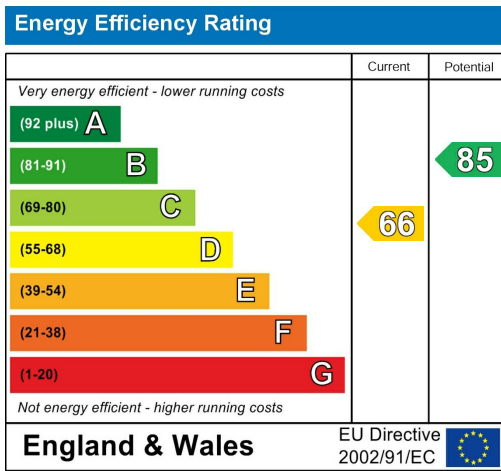
Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own 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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