

HUNTERS[®]

HERE TO GET *you* THERE



Old Brow Lane

Smallbridge, Rochdale, OL16 2QG

£279,950



- THREE BEDROOMS
- DETACHED PROPERTY
- DINING KITCHEN AND UTILITY ROOM
- WELL MAINTAINED GARDENS TO FRONT AND REAR
- EPC RATING D
- TWO RECEPTION ROOMS, TWO BATHROOMS
- CUL-DE-SAC LOCATION
- GARAGE AND PARKING
- COUNCIL TAX BAND D
- LEASEHOLD

Tel: 01706 390 500

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Situated on this quiet cul-de-sac a short distance from Littleborough village and Rochdale town and all its local amenities including schools, shops and mainline train station providing direct access to both Manchester and Leeds city centres. This fantastic detached home offers spacious accommodation, comprising of an entrance hall, lounge, dining kitchen, utility room and conservatory to the ground floor. Leading to the first floor offers three bedrooms, master with en-suite and a three piece family bathroom. Externally, this property boasts well maintained gardens to both the front and rear with a paved patio area and pergola. A garage and driveway parking can be located to the side and front of the property. Viewings are highly recommended to appreciate this fantastic detached property.

Entrance hallway

With access to the lounge, dining kitchen and stairs leading to the first floor.

Lounge

17'2" x 10'11" (5.25 x 3.33)

A full length dual aspect lounge with an electric feature fireplace and windows to the front and rear elevation providing ample of natural light.

Dining kitchen

17'2" x 9'6" max (5.25 x 2.90 max)

A bright and spacious dining kitchen comprising of a range of wall and base units, sink, gas hob with over head extractor fan and an electric oven. The dining kitchen offers space for a dining table, useful walk in pantry and sliding doors leading to the conservatory.

Utility room

6'5" x 8'3" (1.98 x 2.52)

A useful room in any house, overlooking the rear garden, fitted with a sink, wall and base units, plumbing for a washing machine and access to the garage.

Conservatory

12'8" x 13'5" (3.88 x 4.11)

Located to the rear of the property with tiled flooring and doors leading to the rear garden.

Landing

With access to all first floor rooms and a beautiful picture window enjoying views of the rear garden. Loft access to the part boarded loft space.

Bedroom one

13'7" max x 9'4" (4.15 max x 2.87)

A spacious master bedroom with fitted wardrobes and furniture and access to the en-suite bathroom.

En-suite bathroom

3'3" x 9'4" (1.00 x 2.87)

A modern and recently upgraded en-suite bathroom, fitted with a low level WC, vanity wash basin and walk in shower.

Bedroom two

9'6" x 7'7" (2.92 x 2.33)

Neutrally decorated bedroom located to the front of the property.

Bedroom three

7'3" x 7'7" (2.23 x 2.33)

The smallest of the three bedrooms located to the rear of the property enjoying views of the garden.

Bathroom

8'2" max x 6'2" (2.51 max x 1.90)

A family bathroom located to the front of the property, comprising of a panelled bath, low level WC, vanity sink and built in storage cupboard.

Garage

A good sized garage with up and over door to the front and full power and lighting. Driveway block paved parking can be located to the front of the garage.

Garden

To the front of the property offers a lawned garden and mature planting boarder. Leading to the rear boasts a well maintained and stocked garden, several planting beds, pergola, pond and several seating areas.

Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 967

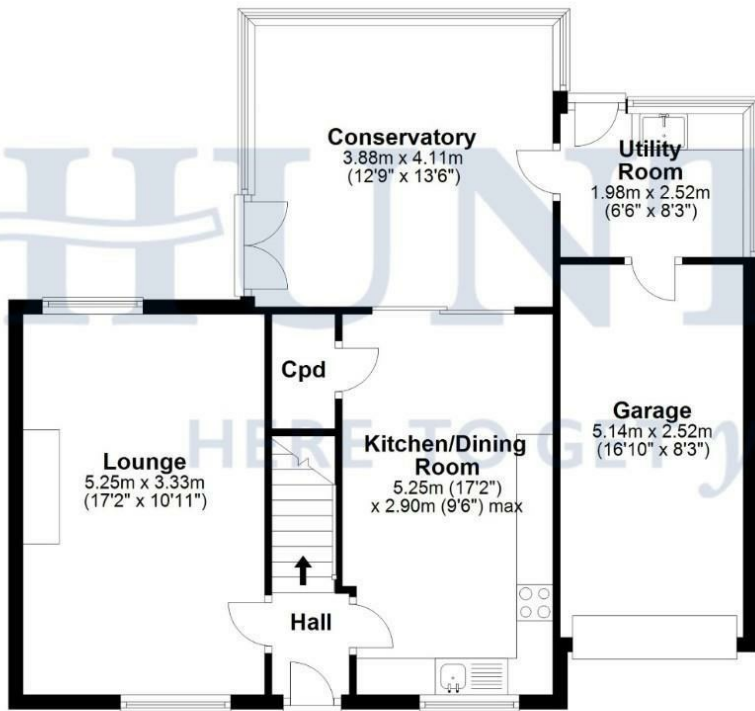
Leasehold Ground Rent Amount, Uplift %, Rent Review Period; £200, 50%, 29 YEARS (BUT THEN CAPPED AT £300)

Council Tax Banding; ROCHDALE COUNCIL BAND D.

Floorplan

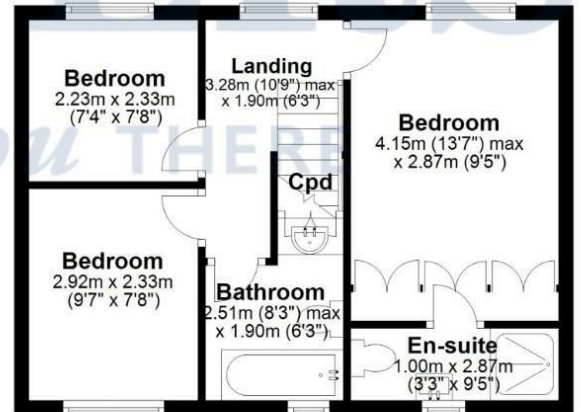
Ground Floor

Approx. 73.6 sq. metres (792.1 sq. feet)



First Floor

Approx. 38.3 sq. metres (412.4 sq. feet)

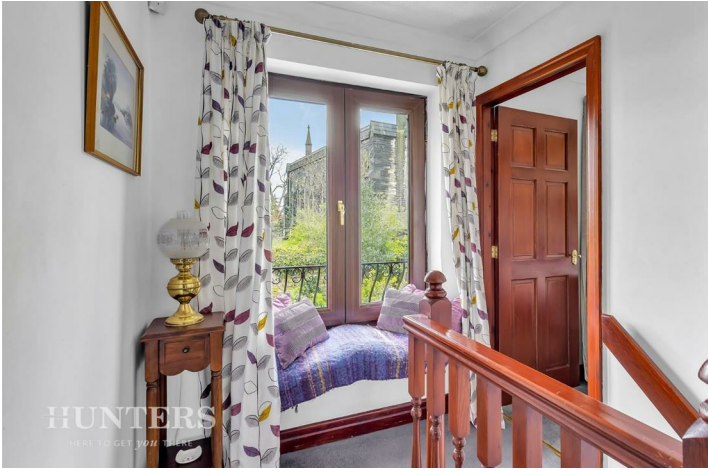


Total area: approx. 111.9 sq. metres (1204.4 sq. feet)

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.

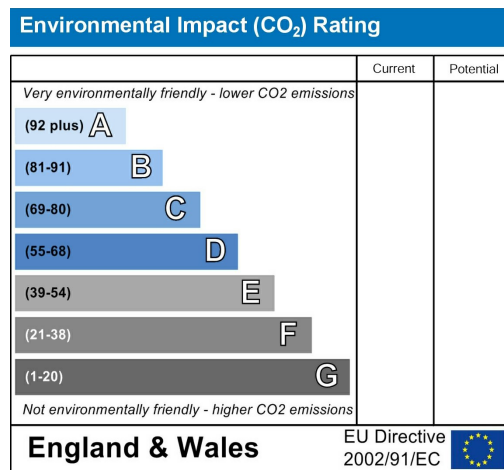
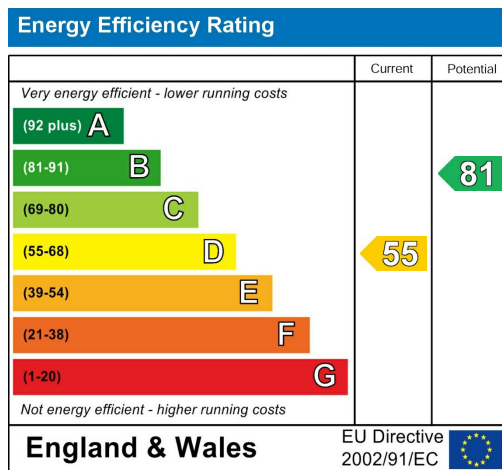
Created by EveryCloud Photography on behalf of Hunters Littleborough
Plan produced using PlanUp.







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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