

# HUNTERS®

HERE TO GET *you* THERE

11 Brookfield Drive, Littleborough, OL15 8RH

£340,000

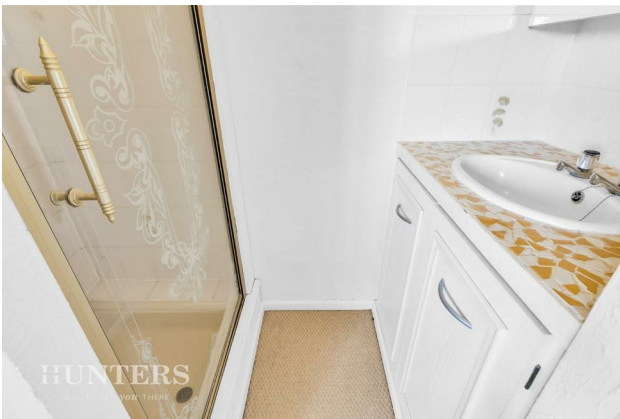
Property Images



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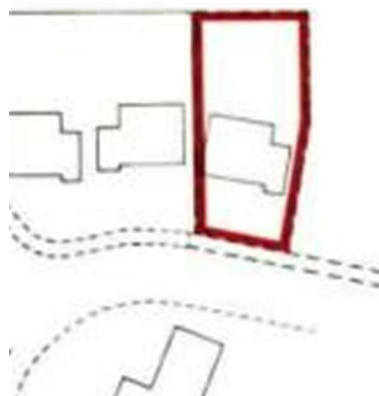
## Property Images



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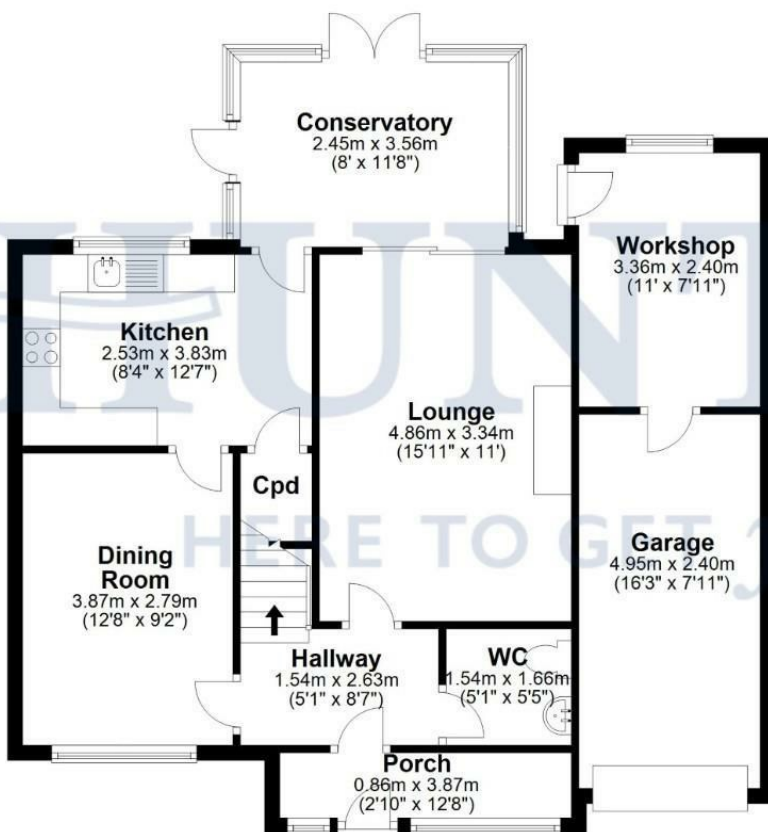
## Property Images



Hunters Estate Agents are delighted to be able to offer to the market this detached property situated in a prominent position on the Bents Farm development, on a peaceful street to Littleborough village. The location provides convenient access to the local amenities Littleborough has to offer including local schools, shops and excellent transport links with a the local train stations in Littleborough and Smithy Bridge for easy access to both Leeds and Manchester, all surrounded by an abundance of fabulous countryside to enjoy. This well maintained property has been lovingly owned for 20 years and is now in need of some modernising, yet provides fabulous potential to create a wonderful family home. Internally the property comprises of a welcoming entrance porch, hallway with a staircase to the first floor, downstairs WC, lounge, separate dining room and kitchen to the ground floor. To the first floor you will find four bedrooms, en-suite facilities and a separate family bathroom suite. Externally this home benefits from an enclosed private rear garden space which includes a patio and mature planting. To the front, there is a block-paved driveway leading to the garage with a storage shed to the rear. Call now to arrange a viewing to fully appreciate the position and potential this home is offering. Sold with NO CHAIN.

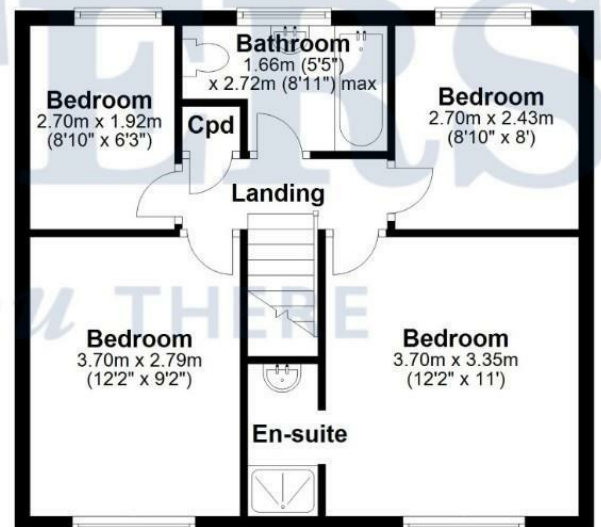
## Ground Floor

Approx. 81.0 sq. metres (871.4 sq. feet)



## First Floor

Approx. 47.3 sq. metres (508.7 sq. feet)



Total area: approx. 128.2 sq. metres (1380.1 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.

## Room Description

### Entrance Porch

A useful space before entering the main living accommodation.

### Hallway

An area to be able to hang coats and store shoes with the stairs that lead to the first floor landing.

### Downstairs WC

Low level WC with a wash hand basin.

### Lounge

15'11" x 10'11"

A light and airy room with doors leading into the conservatory.

### Conservatory

8'0" x 11'8"

A lovely space to be able to sit and enjoy the outlook over the rear garden.

### Dining Room

12'8" x 9'1"

Separate dining room with a window to the front aspect. This room is adjacent to the kitchen therefore some neighbouring properties have knocked through to create a larger kitchen diner.

### Kitchen

8'3" x 12'6"

A range of base and wall units with space and plumbing for appliances and a window to the rear aspect over looking the rear garden and a door to the side aspect.

### Workshop

11'0" x 7'10"

Access from the rear garden and the garage. A really useful storage area/workshop.

### Landing

Airing cupboard and loft access.

### Bedroom 1

12'1" x 11'7"

Double bedroom located to the front of the property with a front aspect window. Fitted wardrobes.

### En-Suite Shower Room

Shower and a vanity unit with a window to the front aspect.

### Bedroom 2

12'1" x 9'1"

Double bedroom with a front aspect window.

### Bedroom 3

8'10" x 7'11"

Rear aspect bedroom overlooking the rear garden.

### Bedroom 4

8'10" x 6'3"

Single bedroom with a rear aspect window.

### Bathroom

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

### Gardens & Parking

To the front there is off road parking via the block paved driveway and a front lawn garden. Access can be gained to the rear of the property. The rear garden is beautifully landscaped and well maintained with well established plants, trees and shrubs, patio seating areas and garden pond.

### Integral Garage

16'2" x 7'10"

With power, light, an up and over door to the front and an external door which opens out into the workshop.

### Material Information - Littleborough

Tenure Type; FREEHOLD

Council Tax Banding; ROCHDALE COUNCIL BAND D.