

# HUNTERS®

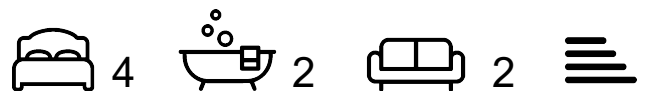
HERE TO GET *you* THERE



## Brooklyn Avenue

Hurstead, Rochdale, OL16 2SG

£370,000



- SPACIOUS DETACHED FAMILY HOME
- FOUR BEDROOMS
- KITCHEN AND UTILITY ROOM
- LANDSCAPED GARDEN TO REAR
- COUNCIL TAX BAND E

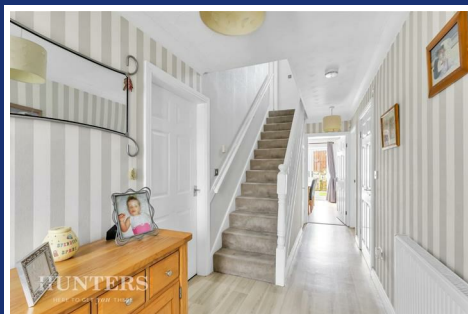
- FOUR RECEPTION ROOMS
- TWO BATHROOMS PLUS WC
- DRIVEWAY TO FRONT
- EPC RATING TBC
- LEASEHOLD

Tel: 01706 390 500

# Brooklyn Avenue

Hurstead, Rochdale, OL16 2SG

£370,000



Nestled in a peaceful cul-de-sac, this spacious and beautifully presented four-bedroom detached property offers modern living in a highly sought-after location. The ground floor comprises a welcoming entrance hall, a convenient downstairs WC, a bright and airy lounge, a cosy snug, and a second sitting room—thoughtfully converted from the original garage. The heart of the home is the well-appointed kitchen, which leads to a practical utility room and a dining room, ideal for entertaining.

Upstairs, the property boasts four generously sized bedrooms, including three doubles. The principal bedroom benefits from a private en-suite, while a modern family bathroom serves the remaining bedrooms.

Further features include double glazing, gas central heating, and a stylish block-paved driveway providing off-road parking to the front. The rear garden is beautifully landscaped, offering wonderful outdoor space, perfect for relaxing and families to enjoy.

Conveniently located close to local amenities, schools, shops, and excellent transport links, the property is ideal for families and commuters alike. Smithy Bridge train station is just a short distance away, providing direct rail connections for easy commuting.

A viewing comes highly recommended, call Hunters Littleborough to arrange a viewing.

### Entrance Hall

18'5" x 6'0" (5.63 x 1.85)

Welcoming entrance hall featuring a front-facing double glazed door and window, neutral décor, central heating radiator, and a useful under-stairs storage cupboard. A staircase rises to the first floor, with doors providing access to ground floor accommodation.

### Downstairs WC

Fitted with a modern white two-piece suite comprising a WC and pedestal wash basin, complemented by neutral décor and splashback tiling. Features include wood-effect laminate flooring, ceiling spotlights, and an expel air ventilation system.

### Lounge

17'8" x 9'9" (5.39 x 2.99)

Bright and inviting reception room featuring a front-facing UPVC double glazed bay window, central heating radiator, and ceiling coving. Finished with neutral décor, a feature decorated wall, and a stylish fireplace with an attractive surround, granite inset and hearth, and inset gas fire. Additional features include a TV point with Sky cabling and double doors opening into the snug.

### Snug

9'9" x 8'5" (2.99 x 2.58)

A cosy and versatile space featuring rear-facing UPVC double glazed French doors opening to the rear garden, neutral décor, central heating radiator, and a telephone point. Ideal for use as a children's games room, home study, or additional sitting area.

### Sitting Room/Office

15'10" x 8'2" (4.83 x 2.50)

This versatile room, formerly the garage, features a front-facing double glazed window, central heating radiator, and a boiler/utility cupboard. With neutral décor throughout, it provides an ideal space for a sitting room, play room, or ground floor bedroom.

### Kitchen

14'10" x 8'8" (4.53 x 2.65)

A modern, rear-facing kitchen with double glazed window and central heating radiator. Featuring ceiling spotlights, an archway leading through to the dining room, and access to the utility room. The kitchen is well-equipped with a good selection of wall and base units, complementary work surfaces, and splashback tiling. It also includes integrated fridge and freezer, gas hob with extractor, oven, microwave, and a sink with drainer.

### Utility Room

5'11" x 4'11" (1.81 x 1.51)

Featuring a side-facing door providing access to the property's exterior and a UPVC double glazed window. The room is equipped with a central heating radiator, ceiling spotlights, and a selection of wall and base units with work surfaces. It also includes a sink with drainer, plumbing for an automatic washing machine and dishwasher, and splashback tiling.

### Dining Room

11'3" x 7'11" (3.43 x 2.42)

A light-filled dining area with rear-facing double glazed patio doors providing access to the rear garden. Features include a central heating radiator, and convenient access to both the hallway and kitchen.

### Landing

16'7" x 6'0" (5.08 x 1.85)

The spacious landing features a rear-facing double glazed window, central heating radiator, and ceiling coving. It also includes a built-in storage cupboard and a loft hatch for easy access.

### Bedroom 1

14'4" x 12'11" (4.39 x 3.94)

A double bedroom with a front-facing UPVC double glazed bay window that allows plenty of natural light and offers a pleasant outlook. The room also features a central heating radiator, ceiling coving, and fitted wardrobes with additional storage.

### En-Suite Shower Room

7'8" x 4'9" (2.35 x 1.47)

A modern white bathroom with a front-facing double glazed window, heated towel rail, and a modern three-piece suite in white, including a WC, vanity hand basin with storage, and a large walk-in shower. Additional features include an expel air, ceiling spotlights, and a shaving point.

### Bedroom 2

11'3" x 9'11" (3.44 x 3.03)

A double bedroom, front-facing, and light-filled with a pleasant outlook, offering a bright and airy atmosphere.

### Bedroom 3

9'9" x 9'5" (2.99 x 2.89)

A double bedroom with a rear-facing double glazed window, central heating radiator, and scenic aspect views overlooking the rear garden.

### Bedroom 4

8'8" x 6'9" (2.65 x 2.08)

A single bedroom with a rear-facing double glazed window and central heating radiator. Ideal as a child's room or home office.

### Bathroom

8'8" x 5'11" (2.65 x 1.81)

A modern bathroom featuring a side-facing double glazed window, heated towel rail, and a stylish white suite, including a WC, vanity hand basin with storage, and a tiled Jacuzzi bath. The room also benefits from tiled walls, expel air, and ceiling spotlights.

### External

To the front of the property, a substantial block-paved driveway provides parking for multiple vehicles, alongside a lawn area, with side access leading to the wonderful landscaped rear garden, which features a porcelain-tiled patio seating area, artificial lawn areas, and fenced boundaries.

### Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 976

Leasehold Annual Ground Rent Amount; £100

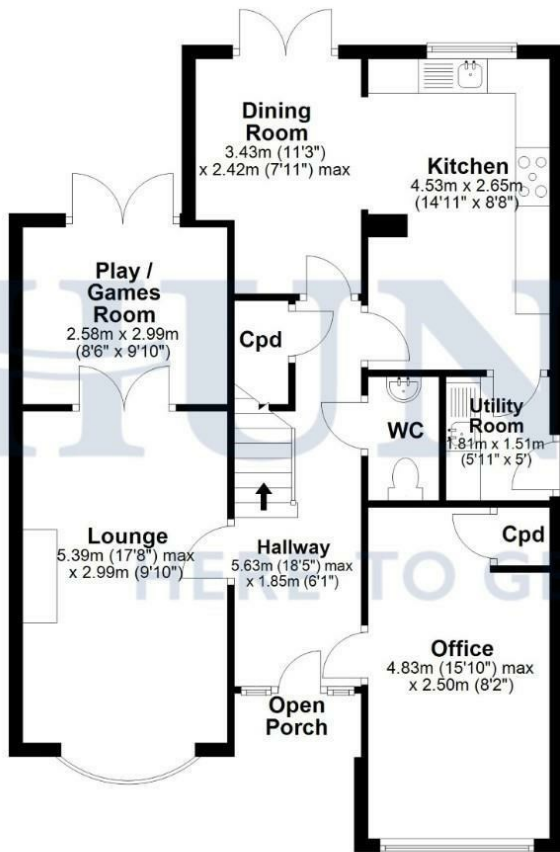
Council Tax Banding; ROCHDALE COUNCIL BAND E



# Floorplan

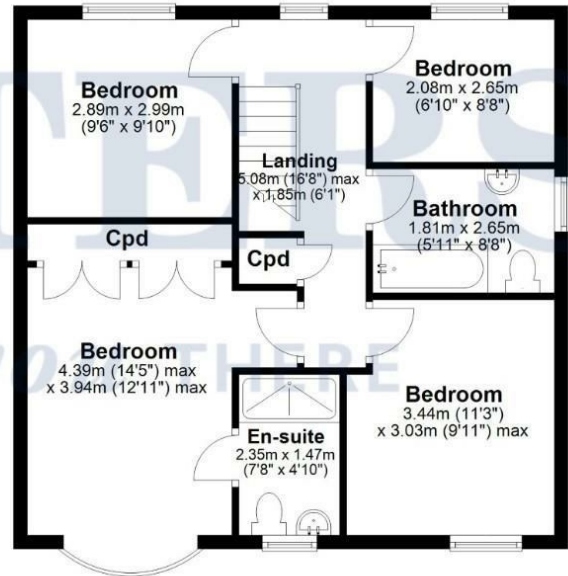
## Ground Floor

Approx. 74.5 sq. metres (801.5 sq. feet)



## First Floor

Approx. 58.1 sq. metres (625.3 sq. feet)



Total area: approx. 132.6 sq. metres (1426.9 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.



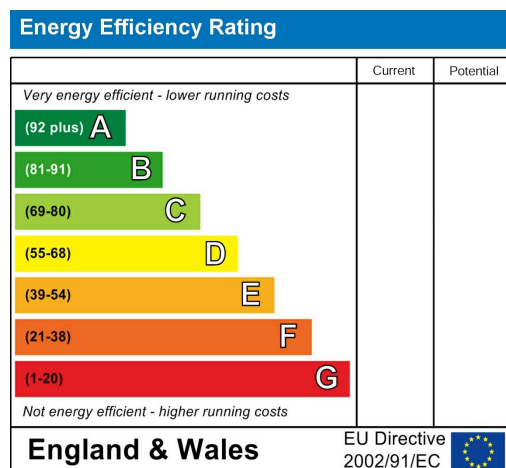








## Energy Efficiency Graph

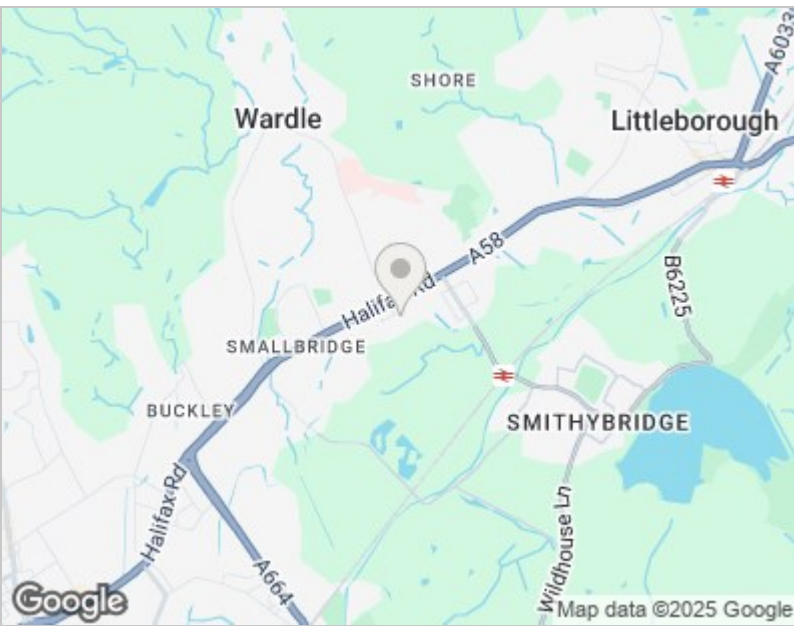


## Viewing

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.

85 Church Street, Littleborough, OL15 8AB  
Tel: 01706 390 500 Email: [littleborough@hunters.com](mailto:littleborough@hunters.com)  
<https://www.hunters.com>

