

# HUNTERS®

HERE TO GET *you* THERE



## Ashbrook Hey Lane

Smallbridge, Rochdale, OL12 9AG

£185,000



- THREE BEDROOM FAMILY HOME
- GOOD SIZED GARDENS TO FRONT AND REAR
- CONVENIENT LOCATION FOR LOCAL AMENITIES
- COUNCIL TAX BAND A
- FREEHOLD
- GENEROUS SIZED KITCHEN DINER
- DRIVEWAY FOR OFF ROAD PARKING
- SOLD WOTH NO CHAIN
- EPC RATING C

Tel: 01706 390 500

# Ashbrook Hey Lane

Smallbridge, Rochdale, OL12 9AG

£185,000



Hunters Estate Agents are delighted to be able to offer to the market this three bedroom home. Providing a great opportunity for any growing family and is being sold with NO ONWARD CHAIN. Located within a popular residential area, with an open view to the front, close to excellent local amenities and transport links into Rochdale and Littleborough. Internally the accommodation briefly comprises of an entrance hall, lounge, generous sized dining kitchen, three bedrooms, shower room and separate WC. Gas centrally heated via the boiler which is only 2 years old. Externally the property stands on a good sized plot with generous gardens to both front and back, with plenty of off road parking. A viewing is highly recommended to fully appreciate the space this home has to offer, call now to arrange a viewing.



#### Entrance Hall

13'9" x 5'11" (4.20 x 1.82)

As you enter the welcoming hallway you are greeted by the stairs that lead you to the first floor landing and an internal door to the living room and kitchen.

#### Lounge

13'9" x 12'6" (4.20 x 3.82)

Spacious living room which is light and bright from the large bay window that looks out to the front aspect.

#### Dining Kitchen

18'9" x 10'4" (5.74 x 3.15)

A range of base and wall units with space for appliances. Two really useful pantry store cupboards, which also house the meters. Plenty of space for a family dining table. A door and window look out to the rear garden.

#### Landing

9'7" x 7'5" (2.93 x 2.27)

With access to all the first floor rooms with a window to the side aspect.

#### Bedroom 1

12'9" x 11'0" (3.91 x 3.37)

Spacious double bedroom with a window that looks out over the front garden and the field opposite, a light and bright room.

#### Bedroom 2

11'0" x 10'7" (3.37 x 3.25)

Another good sized double bedroom with a rear aspect window, overlooking the rear garden.

#### Bedroom 3

9'9" x 7'5" (2.98 x 2.27)

Third bedroom ideal for a home office or child's room, with a window to the front aspect.

#### Shower Room

7'5" x 4'5" (2.27 x 1.35)

Two piece suite with a shower and a pedestal wash hand basin. A window to the side aspect.

#### WC

Separate low level WC with a window to the side.

#### Gardens & Parking

Generous front garden with plenty of off road parking on the driveway. Access to the side of the property with two useful storage outbuildings. The rear garden is generous in size making it ideal for a growing family.

#### Material Information - Littleborough

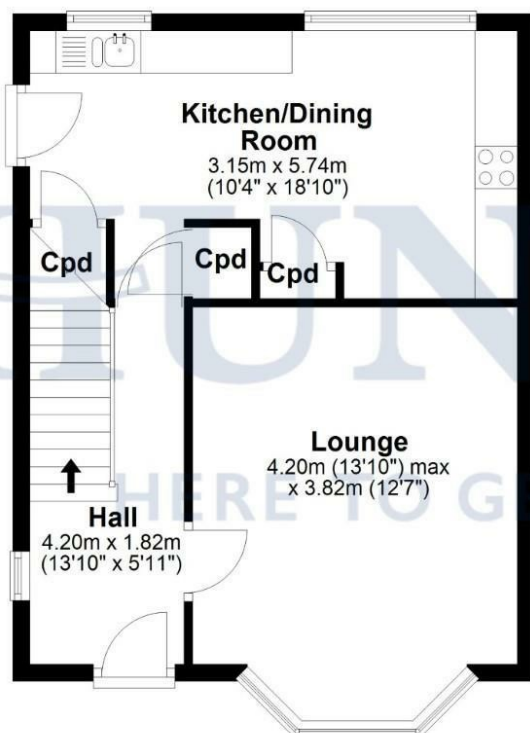
Tenure Type; FREEHOLD

Council Tax Banding; ROCHDALE COUNCIL BAND A

# Floorplan

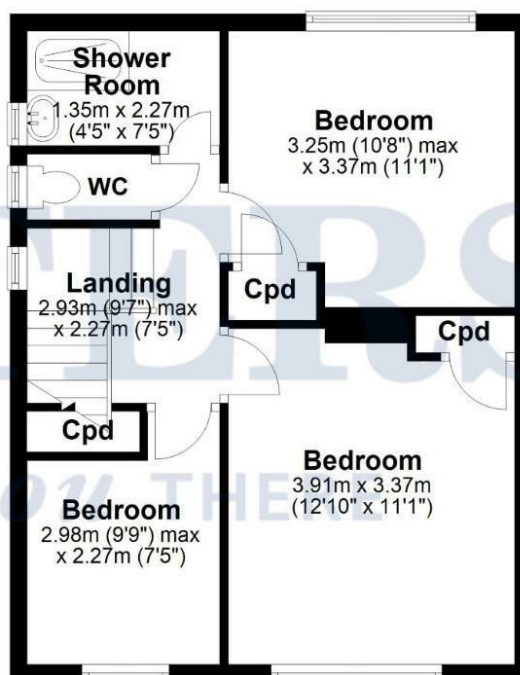
## Ground Floor

Approx. 43.3 sq. metres (466.4 sq. feet)



## First Floor

Approx. 42.7 sq. metres (459.3 sq. feet)



Total area: approx. 86.0 sq. metres (925.7 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.



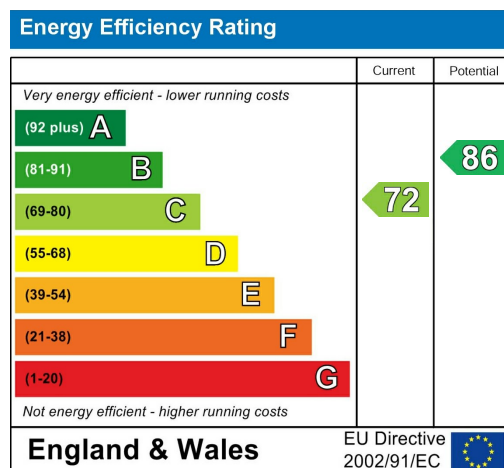








## Energy Efficiency Graph

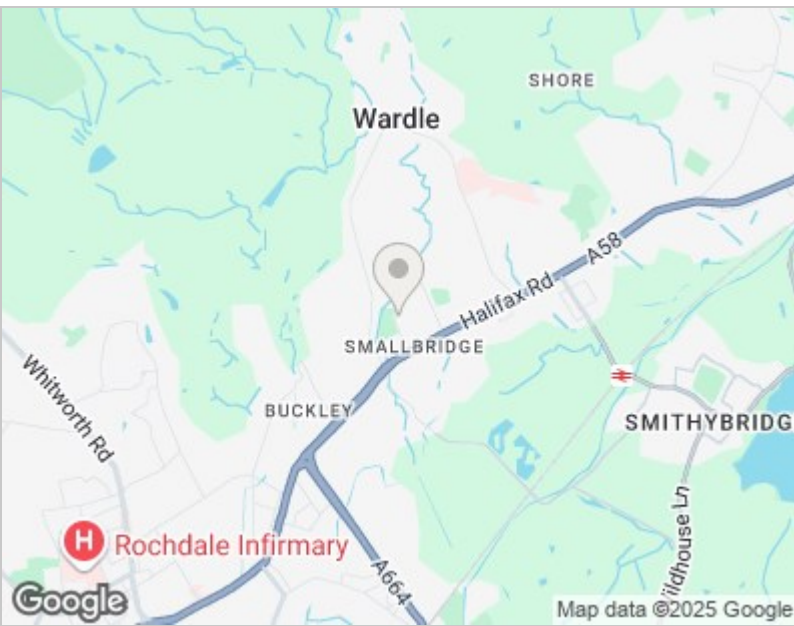


## Viewing

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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