HUNTERS®

HERE TO GET *you* THERE



Ashbrook Crescent

Rochdale, OL12 9AJ

Offers In The Region Of £229,000

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Council Tax: A





36 Ashbrook Crescent

Rochdale, OL12 9AJ

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Hallway
13'7" x 6'5" (4.15m x 1.95m)
The hallway provides a welcoming entrance with patterned flooring and a window that allows natural light to fill the space. A practical spot for coats and shoes.

Lounge
15' x 12'4" (4.58m x 3.75m)
The lounge is a spacious and bright room featuring a large bay window that fills the room with natural light. The wooden parquet flooring adds warmth and charm, and the room offers plenty of space for seating and entertainment.

Kitchen/Dining Room
10'6" x 6'7" (3.20m x 2.00m)
The newly installed kitchen and dining room is a bright and airy space with a modern feel. The kitchen includes practical cabinetry in soft grey with wood-effect worktops, complemented by tiled flooring. A large dining table sits centrally under a contemporary pendant light. Double doors open out to the garden, blending indoor and outdoor living.

Landing
9'3" x 7'4" (2.81m x 2.24m)
The landing area is well-lit by a window, with neutral decor and easy access to the bedrooms and bathroom on the first floor. There are storage cupboards for convenience tucked into corners.

Bedroom 1
13' x 11'4" (3.96m x 3.47m)
This bedroom is a comfortable double room, featuring a large window to the front aspect. The room benefits from neutral tones with carpeted flooring, and space for wardrobes and bedroom furniture.

Bedroom 2
11'2" x 11'4" (3.39m x 3.47m)
A second double bedroom, bright with a large window and neutral carpet. It offers space for furnishings with a peaceful outlook over the garden area.

Bedroom 3
9'8" x 7'4" (2.94m x 2.24m)
A versatile room, currently set up as an office with a desk and seating. It has a window that brings in natural light and neutral décor creating a calm working environment but would also comfortably fit a single bed ideal for a child's room.

Bathroom
4'11" x 7'4" (1.50m x 2.24m)
The bathroom is fitted with a white suite including a bath with an overhead shower and tiled surround, and a pedestal washbasin. A frosted window adds natural light while maintaining privacy.

WC
The separate WC is conveniently located with a simple white toilet suite and a frosted window.

Rear Garden
The rear garden is a generous outdoor space with a paved patio area for seating and a lawn bordered by mature trees and shrubs. Offering a lovely space for gardening enthusiasts and plenty of space for a growing family. The garden is enclosed by fencing providing privacy and security.

Material Information - Littleborough

Tenure Type; FREEHOLD
Council Tax Banding; COUNCIL TAX BAND A

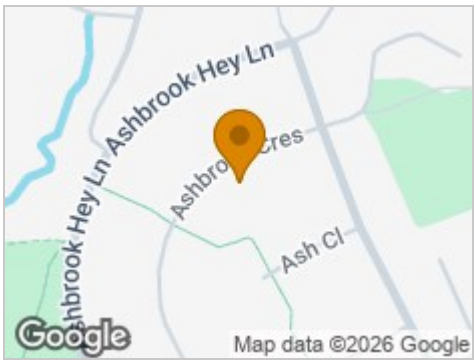








Road Map



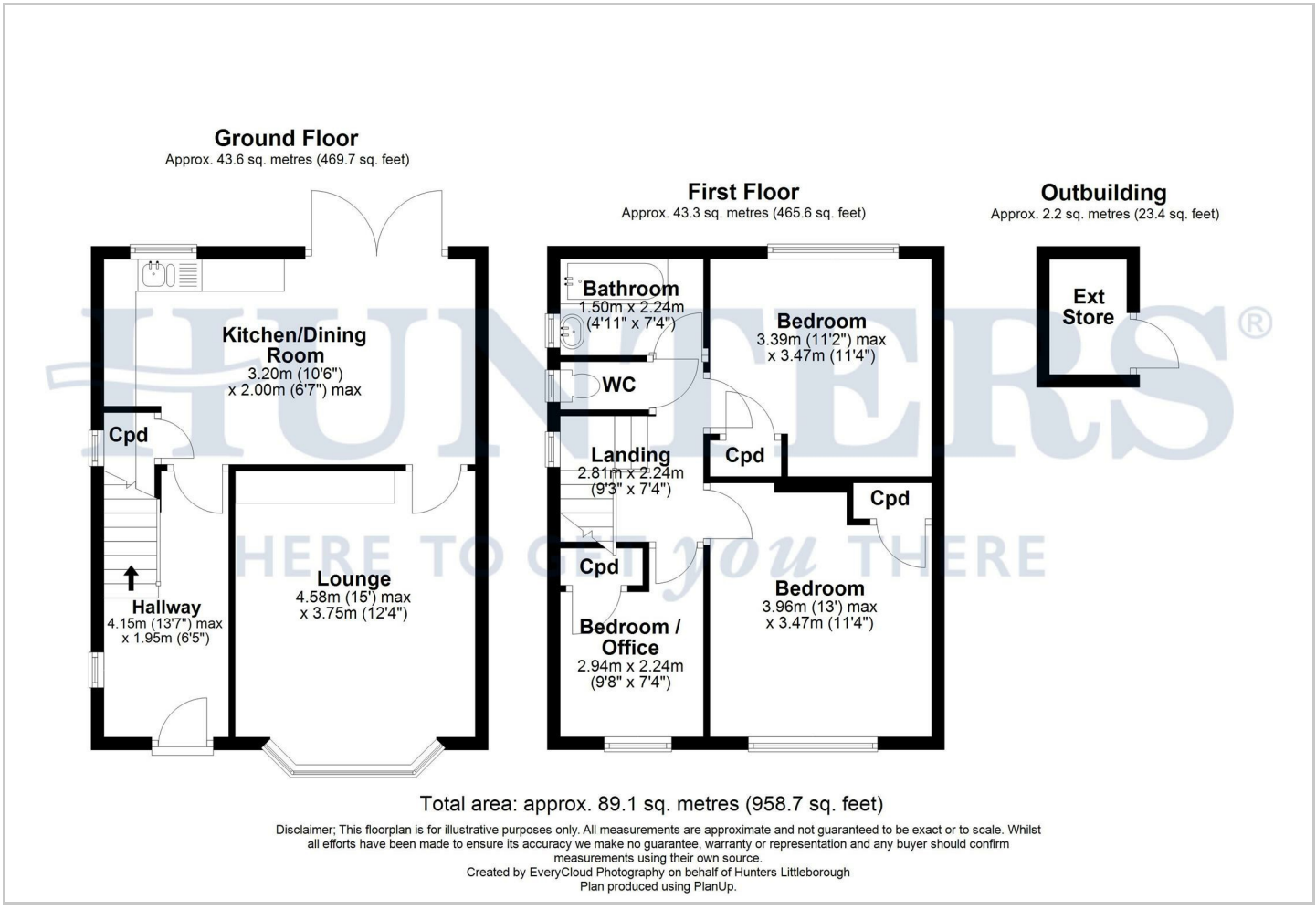
Hybrid Map



Terrain Map



Floor Plan

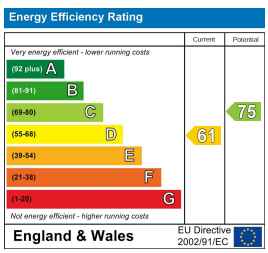


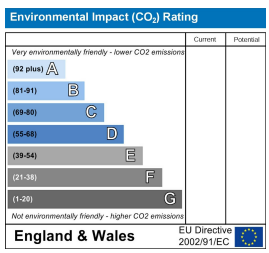
Disclaimer; This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.
Created by EveryCloud Photography on behalf of Hunters Littleborough
Plan produced using PlanUp.

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.

Energy Efficiency Graph





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.
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