



**Brownbank Road
Littleborough OL15 8QT
OFFERS INVITED IN EXCESS OF £450,000**

Adamsons Barton Kendal are privileged to present this exceptional detached bungalow, positioned within its own private grounds with gated access. Occupying a substantial and generous plot, the property benefits from a large driveway accommodating up to 8–10 vehicles, along with a spacious detached double garage. This impressive home offers an excellent opportunity for growing families seeking additional space both inside and out. Ideally located just a stone's throw from Hollingworth Lake, the property enjoys easy access to a wide range of local amenities including cafés, restaurants, arcades, and the ever-popular Wine Press restaurant—perfect for family days out right on your doorstep. The home is also conveniently situated close to Smithybridge railway station, making it ideal for commuters, as well as offering excellent motorway links and access to both Littleborough and Milnrow villages.

Internally, the property is immaculately presented throughout and offers ample living space, including four generous double bedrooms. The home features glass oak doors and laminate flooring throughout, with lino flooring in the kitchen and hallway. The spacious lounge forms the heart of the home and flows seamlessly into the conservatory, currently utilised as a dining area. This bright and airy space benefits from double doors leading out to the garden, allowing for plenty of natural light. The kitchen is beautifully finished with a herringbone design and includes integrated Bosch appliances such as an oven, hob, and dishwasher. There is additional space for an American-style fridge freezer and washing machine, complemented by a stylish glass breakfast bar and pleasant views over the garden.

All bedrooms are accessed via an inviting central hallway. The master bedroom boasts patio doors leading directly to the outside space, along with an attractive arched feature opening into a dedicated dressing area with additional wardrobe space. There are two further double bedrooms, currently used as an office and a guest room, while the fourth room is presently utilised as a snug with glass double doors and could easily be converted back into a bedroom if required. The family bathroom is modern and well-appointed, featuring a vanity sink unit, WC, and a walk-in shower. It was previously fitted with a bath, which has since been converted to suit the current owners' preferences.

Externally, the property truly excels. The expansive plot offers significant potential, with the detached garage presenting an excellent opportunity for conversion into a granny flat, games room, or similar (subject to the necessary permissions). The garage benefits from both an up-and-over door and a separate pedestrian access. The rear garden enjoys a desirable south-facing aspect, featuring a paved seating area ideal for outdoor entertaining, along with a separate lawned section accessed via a side gate. To the front, there is an additional seating area, perfect for family gatherings, as well as a designated space for bin storage.

Further benefits include a comprehensive CCTV system both internally and externally, an alarm system for added security, and a recently re-felted roof.

This is a fantastic opportunity to acquire a substantial family home on a generous plot, with further potential to extend (subject to planning permission) and early viewing is highly recommended.

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Accommodation

LOUNGE - 6.62 x 3.80 metres

DINING AREA - 3.08 x 3.74 metres

SUNROOM - 3.33 x 3.56 metres

KITCHEN - 3.46 x 2.56 metres

BEDROOM / STUDY - 4.09 x 2.98 metres

BEDROOM - 2.97 x 4.00 metres

DRESSING AREA - 1.86 x 1.07 metres

BEDROOM/ SNUG - 2.94 x 3.25 metres

BEDROOM - 3.15 x 3.97 metres

BATHROOM - 2.90 x 2.03 metres



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Tenure - Freehold

Council Tax Band - Band D

Energy Performance Cert - TBC



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