

HUNTERS®

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Hollowspell

Rochdale, OL12 9AW

Offers In Excess Of £275,000

- EXTENDED END-TERRACE FAMILY HOME
- EPC RATING C
- OPEN-PLAN KITCHEN & DINING AREA
- NO CHAIN
- FREEHOLD



- LARGE SINGLE-STOREY SIDE EXTENSION
- THREE BEDROOMS & FOUR-PIECE BATHROOM
- GATED DRIVEWAY WITH AMPLE PARKING
- COUNCIL TAX BAND A

Tel: 01706 390 500

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Occupying a larger-than-average plot within the popular residential area of Smallbridge, this well-presented end-terrace property offers spacious accommodation that has been significantly enhanced by a substantial single-storey side extension. Benefiting from multiple garden areas, a gated driveway providing off-road parking, and further potential for extension subject to the necessary consents, the property is well suited to growing families.

Conveniently located close to local amenities, schools and transport links, including regular bus routes connecting Rochdale and Littleborough town centres, the property enjoys a practical and accessible location.

Internally, the accommodation has been modernised throughout and comprises an entrance hall, lounge, open-plan kitchen and dining area, and a useful utility space. The standout feature is the impressive single-storey side extension, which creates a large additional reception room with a downstairs WC, offering flexible living space ideal as a family room, playroom, home office or second lounge.

To the first floor, there are three well-proportioned bedrooms and a modern four-piece family bathroom.

Externally, the property benefits from gardens to the front, side and rear, together with a private gated driveway providing off-road parking. The size of the plot and existing extension make this an attractive opportunity for purchasers seeking additional living space both inside and out.

Offered for sale with vacant possession and no onward chain, early viewing is recommended.

Hall

The welcoming hallway features a staircase leading to the first floor and access to the lounge, reception room and dining kitchen.

Lounge

15'8" x 12'6" (4.77m x 3.81m)

This spacious lounge is bright and airy, boasting a large bay window that floods the room with natural light. Decorated in neutral tones, the room has a stylish wooden floor and double doors that connect the lounge to the hallway, creating an open feel between the two spaces.

Dining Kitchen

11'4" x 18'11" (3.45m x 5.76m)

The dining kitchen area provides a practical and contemporary space ideal for family meals and entertaining. It features a tiled floor and a kitchen fitted with wood-effect cabinets, a large cooker with an extractor hood, and ample work surfaces. French doors open out to the garden, inviting plenty of natural light and offering easy access to outdoor space. The room flows effortlessly into the adjoining utility area.

Reception Room

17'6" x 22' (5.33m x 6.71m)

This extended bright and versatile reception room enjoys a dual aspect with windows on two sides, enhancing the spacious feel. It is finished with a wooden floor and neutral walls, creating a blank canvas for a variety of uses. A door leads to the inner hallway, allowing easy access.

Utility Room

5'3" x 6'1" (1.60m x 1.86m)

The utility room is a practical space with white walls, fitted storage cupboards, and a door leading to the outside. Its compact size makes it ideal for laundry and additional storage needs.

WC

The ground floor cloakroom is compact yet modern, featuring a low level WC and a slimline vanity unit with a small sink. This practical space is well-positioned off the inner hallway for convenience.

Landing

8'8" x 7'4" (2.64m x 2.24m)

The first-floor landing is light and airy provides access to the bedrooms and bathroom, with built-in cupboards offering useful storage space.

Bedroom 1

13'3" x 11'3" (4.04m x 3.42m)

This well-proportioned double bedroom benefits from a large window allowing in natural light.

Bedroom 2

10'7" x 11'3" (3.22m x 3.42m)

Another generously sized double bedroom with a large window that fills the room with light.

Bedroom 3

9'5" x 7'4" (2.88m x 2.24m)

This third bedroom is a comfortable single room featuring a window overlooking the front of the property.

Bathroom

7'5" x 7'4" (2.27m x 2.24m)

The modern bathroom features a free-standing bath, a separate shower cubicle, and a modern white WC and basin unit. Two windows provide natural light to this well-appointed family bathroom.

Gardens

The rear garden offers a generous outdoor area with a paved patio ideal for dining or relaxing outside. Beyond the patio, there is a lawn bordered by mature shrubs, creating a private and versatile outdoor space. There is also a gated area at the rear providing additional storage or parking options.

Store Room

6'6" x 19'9" (1.99m x 6.01m)

The outbuilding store room offers useful additional space with a practical layout. Its maximum dimensions make it well suited for garden tools, bikes, or general storage.

Parking

To the front offers a spacious driveway for several cars.

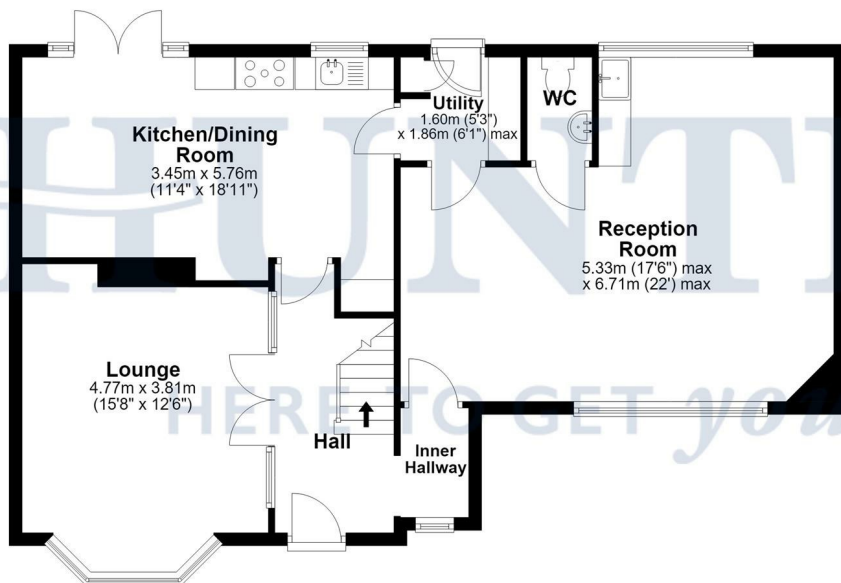
Material Information - Littleborough

Tenure Type; FREEHOLD

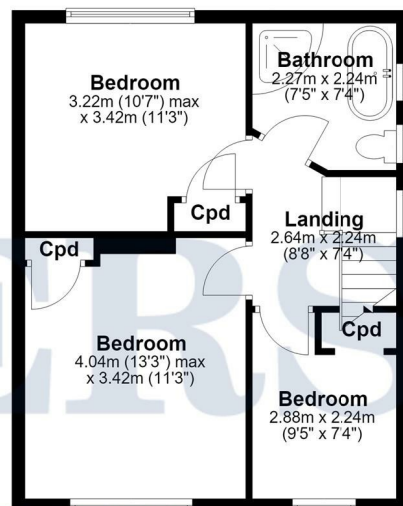
Council Tax Banding; ROCHDALE COUNCIL BAND A

Floorplan

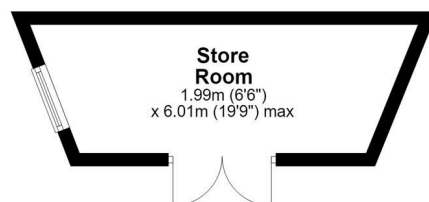
Ground Floor
Approx. 81.0 sq. metres (872.3 sq. feet)



First Floor
Approx. 42.2 sq. metres (454.5 sq. feet)

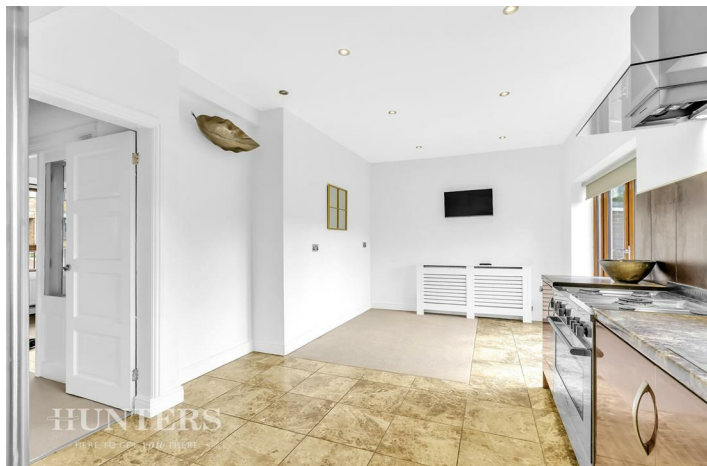


Outbuilding
Approx. 10.4 sq. metres (112.0 sq. feet)



Total area: approx. 133.7 sq. metres (1438.9 sq. feet)

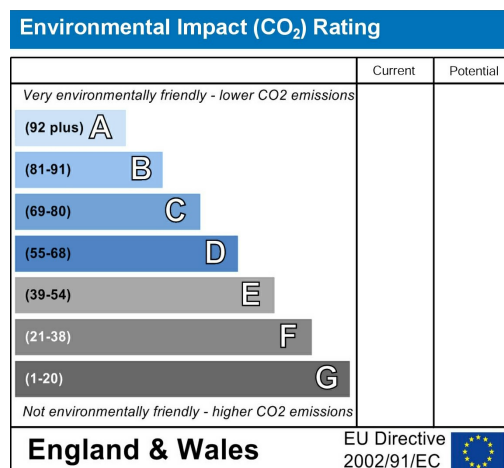
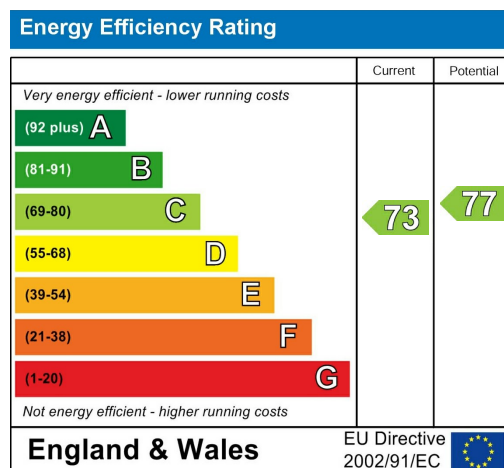
Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own 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.

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