

HUNTERS[®]

HERE TO GET *you* THERE



Beechwood Avenue

Hollingworth Lake, OL15 0DG

£225,000



- THREE BEDROOM SEMI-DETACHED HOME
- LARGE REAR GARDEN WITH EXTENSION POTENTIAL
- REQUIRING MODERNISATION
- EPC TBC
- COUNCIL TAX BAND B
- SHORT WALK TO HOLLINGWORTH LAKE
- DRIVEWAY PROVIDING OFF-ROAD PARKING
- SOLD WITH NO ONWARD CHAIN
- FREEHOLD

Tel: 01706 390 500

Beechwood Avenue

Littleborough, OL15 0DG

£225,000



Situated in the highly sought-after area of Smithy Bridge, this three-bedroom semi-detached property offers an exciting opportunity for buyers looking to create a wonderful family home. Ideally positioned just moments from the doorstep, a convenient cut-through footpath provides direct access to the beautiful Hollingworth Lake — perfect for scenic walks, waterside leisure, and outdoor activities.

The property is in need of modernisation but presents fantastic potential for improvement and personalisation. Internally, the accommodation comprises a lounge, kitchen, three well-proportioned bedrooms, and a family bathroom.

Externally, there is a driveway to the front providing off-road parking, while to the rear you will find a generous garden offering excellent space for families, entertaining, or future extension (subject to the necessary planning permissions).

With its desirable location, generous plot, and scope to add value, this property represents a superb opportunity for those seeking a home they can truly make their own.

Hallway

11'5" x 7'10" max (3.49m x 2.38m max)

A welcoming hallway greets you on entry. Natural light flows in from two windows beside the front door, brightening the space. The hallway leads directly to the lounge and kitchen, creating a smooth flow between the main living areas.

Lounge

13'1" x 12' (4.00m x 3.66m)

The lounge is a comfortable and inviting space, with a large window at the front overlooking the garden and driveway. The room benefits from plenty of natural light. An archway connects the lounge to the hallway, enhancing the open feel of the ground floor.

Kitchen/Dining Room

10'10" x 20'2" (3.30m x 6.14m)

This spacious kitchen/dining room extends the full width of the rear of the house, offering an abundant amount of natural light from the large window above the sink and a door leading to the garden. The kitchen features traditional cabinetry painted in a soft green shade, while the layout offers plenty of space for dining and socialising.

Landing

7'5" max x 7'10" (2.27m max x 2.38m)

The first-floor landing is compact yet bright, with windows allowing daylight to filter in. It provides access to three bedrooms and the shower room.

Bedroom 1

11'4" x 12' (3.45m x 3.66m)

Bedroom one is a well-proportioned double room at the rear of the house, featuring a large window that gives a pleasant outlook over the rear garden. The room is ready for modernisation, with stripped wooden floors visible beneath as the room is currently unfurnished. Neutral walls and the generous space allow for a range of furniture and personalisation.

Bedroom 2

10'5" max x 12' (3.18m max x 3.66m)

Bedroom two is another double room located at

the front of the property. It benefits from a large window overlooking the front, filling the room with natural light. The room is similarly bare with stripped wooden floors and light green walls, offering a blank canvas to personalise and furnish to your liking.

Bedroom 3

6'7" x 9'11" (2.00m x 3.03m)

Bedroom three is the smallest bedroom, positioned at the rear of the house. It features a window overlooking the front and has a more compact layout, suitable as a child's room, home office or guest room.

Shower Room

7'11" x 7'10" (2.40m x 2.38m)

The shower room is bright and functional, equipped with a walk-in shower enclosed with a glass door, a toilet, and a pedestal wash basin. Two frosted windows provide natural light and privacy.

Gardens & Parking

The rear garden is a generous and well-established outdoor space, combining lawn, paved patio areas, and a variety of mature shrubs and plants. There is also a red brick outbuilding serving as a store, accessible from the garden. The garden offers plenty of room for relaxing, entertaining, and gardening, with privacy provided by fencing and mature hedges. To the front is a driveway providing off-street parking.

Material Information - Littleborough

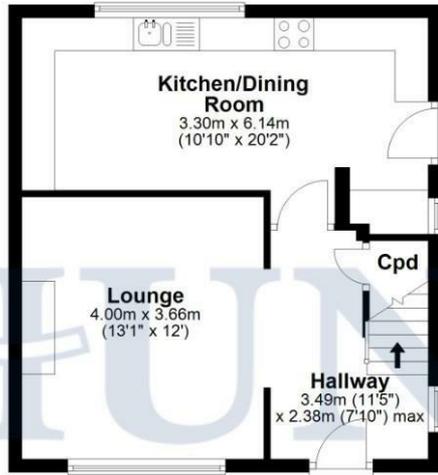
Tenure Type; FREEHOLD

Council Tax Banding; ROCHDALE COUNCIL BAND B

Floorplan

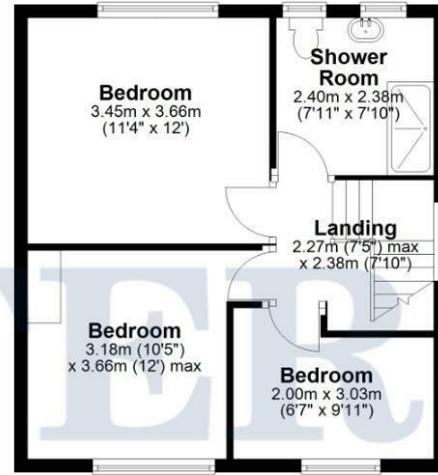
Ground Floor

Approx. 41.3 sq. metres (444.5 sq. feet)



First Floor

Approx. 41.3 sq. metres (444.5 sq. feet)



HERE TO GET YOU THERE

Outbuilding

Approx. 7.0 sq. metres (75.7 sq. feet)



Total area: approx. 89.6 sq. metres (964.7 sq. feet)

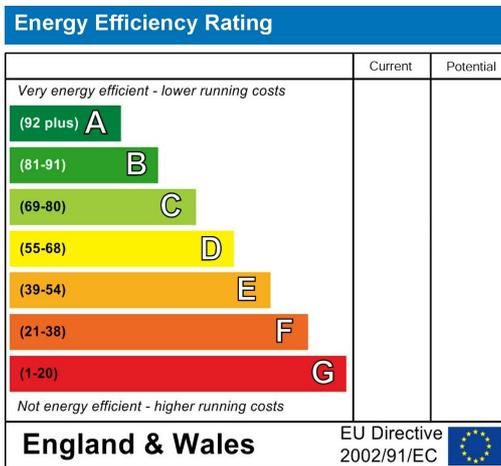
Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own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







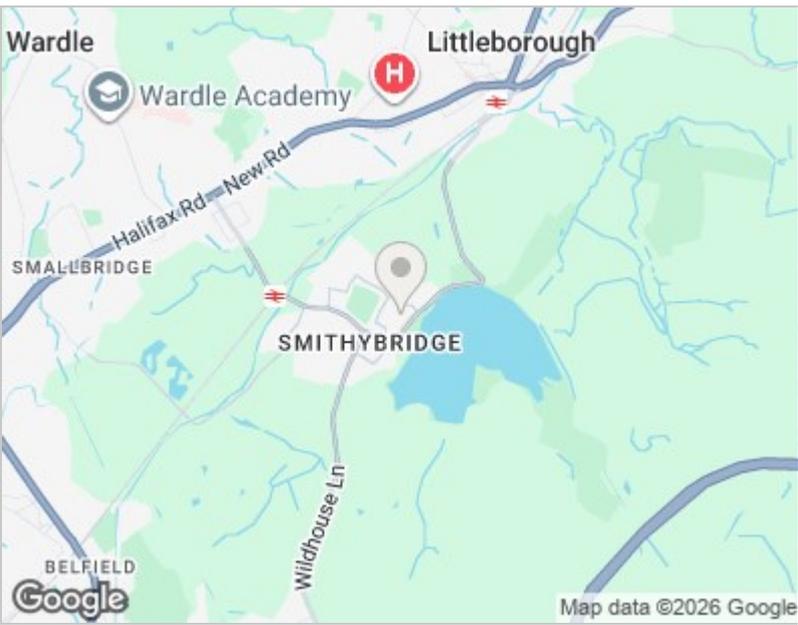
Energy Efficiency Graph



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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